New Ideas For
BUILDING YOUR HOME

Better Homes & Gardens
book of selected Home
Plans . . . 1939 Edition

50¢

★ 100 selected Homes with Photographs and Plans
★ Financing Your Home
★ Building Your Home

65

NEW IDEAS FOR
BUILDING YOUR HOME

FROM BETTER HOMES & GARDENS

EDITED BY JOHN NORMILE

Member, A. I. A., Architect-Editor, Better Homes & Gardens

Copyrighted, 1939, Meredith Publishing Company, Des Moines, Iowa

NEW IDEAS FOR
BUILDING YOUR HOME
A NEW AND ENLARGED EDITION

★ **What the Book Is**

★ **How It Can Help You**

★ **How to Use It**

IN COMPILING this collection of ideas for building your home, it has been our aim to give you a comprehensive digest of all the knowledge essential to a layman in building, or buying, a new home, **plus** ideas and examples, in pictures and in text, of what other new-home builders have done and are doing.

To make your study as simple and easy as possible, the book has been divided into four sections, to parallel, in a way, the divisions of your undertaking:

THE FIRST SECTION, "Planning to Build," falls in stride with you as you ponder the financing of building or buying a home, accompanies you on a visit to the architect's office, and advises you as you select the lot and plan the placing of the visioned home upon it.

THE SECOND SECTION, "Gardened Homes," takes you on a tour of the nation's homes. The gardened homes pointed out via plan, camera and word picture, have been selected for **you.** Their design, their suitability to the various sections of the country, and all requirements of discriminating gardened-home families have been considered. In this collection are striking examples of all types of homes and adaptations of the more formal styles of architecture. Large or small, they're all equally interesting and individual in their own right. They're planned for you—the gardened-home family.

THE THIRD SECTION, "Bildcost," goes with you, if you wish, even further. Bildcost offers you a valuable service exclusive to ***Better Homes & Gardens*** magazine—gives you a selection of more than sixty styles of homes, thirty-nine of which are pictured and described in this section; tells you what it will cost to build any one of these homes in your own city; and finally, if desired, supplies you with complete working drawings for the building of the home. A thoro explanation of the service is given on pages 80 and 81.

THE FOURTH SECTION, "Building a Home," accompanies you to the actual construction of your home—guides you in building detail and selection of materials, fixtures, and equipment; suggests many economies and value- or safety-protective measures, and gives you many new ideas for making your home distinctive, more convenient, more comfortable, more livable.

We sincerely hope you will find "**New Ideas for Building Your Home**" a most valuable and helpful publication.

IF YOU'RE already acquainted with ***Better Homes & Gardens*** magazine, you know, of course, that each issue contains much helpful information for the prospective home-builder.

Better Homes & Gardens goes on where this book must leave off, regularly and consistently bringing you many new ideas—a Bildcost Gardened-Home Plan each month, exclusive new plans from leading architects, numerous illustrations and news of the delightful homes others are building, and authoritative articles and illustrated ideas on every phase of building, furnishing, beautifying, and making the home.

If you're not already one of us, we shall be glad to have you join the almost two-million-member (and rapidly growing) ***Better Homes & Gardens*** family of American home-loving families.

Editor

CONTENTS

PLANNING TO BUILD

6 to 12

Better Homes for Less Money 6
Financing Your Home 8
Let the Architect Be Your Skipper 10
How to Locate Your New Home 12

GARDENED HOMES

14 to 78

2-, 3-, 4-Room Houses 19, 21, 23, 29, 32, 33, 41, 56, 60, 62, 73
5-Room Houses 14, 15, 18, 27, 30, 34, 35, 38, 44, 50, 52, 53, 54, 55, 59, 63, 64, 70, 71, 72, 76, 77
6-Room Houses 16, 22, 24, 25, 28, 31, 37, 40, 42, 45, 46, 47, 48, 49, 57, 58, 66, 67, 69, 74, 78
7-Room Houses 17, 36, 51, 61
8-, 9-Room Houses 20, 26, 39, 43, 65, 68, 75
Houses With Basement Garages 15, 17, 24, 31, 37, 42
Houses With Garages Attached 14, 15, 16, 18, 21, 22, 23, 25, 26, 27, 28, 30, 33, 36, 38, 39, 40, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 59, 61, 62, 63, 64, 66, 67, 68, 69, 71, 72, 73, 76, 78
Houses With Garages Detached 29, 41, 61, 65, 75

BILDCOST GARDENED HOMES

100 to 158

4-, 5-Room Houses 84, 85, 86, 88, 89, 90, 91, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 114, 118, 120, 124, 126, 130, 136, 138, 140, 146
6-Room Houses 87, 112, 113, 116, 121, 122, 132, 134, 142, 143, 144, 148, 152
7-Room House 128
Unit Houses 120, 122
Houses With Garages Attached 84, 85, 86, 87, 90, 96, 100, 104, 106, 116, 118, 122, 128, 138, 140, 148, 150, 152
House With Garage Detached 112
Homes Built From Bildcost Plans 154-158

BUILDING A HOME

159 to 206

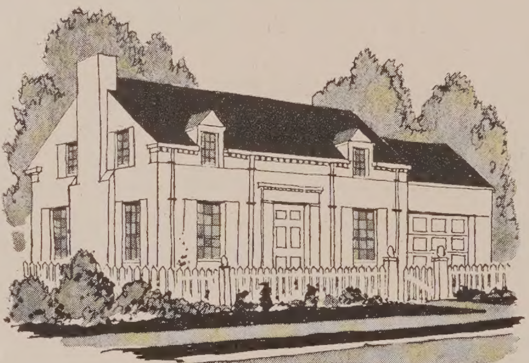
Building (So You're Going to Build a New Home) 160
  Fire-proofing (Fireproof and Semi-fireproof Construction) 162
  Materials and Methods (New Materials and New Construction Methods) .. 164
Glass in Home Construction 166
Water Proofing 168
Crack Proofing 170
Roofing (A Good Roof) 172
Plastering (Make It Stick) 174
Painting (A Good Paint Job) 176
Wiring (Wiring and Lighting Your New Home) 178
Insulating (Make War on the Weather) 180
Heating, Cooling, and Air-Conditioning 182-186
Plumbing: Bathrooms, Hot Water, Soft Water, Laundry 187-189
Kitchens 190
Paneling Possibilities 192
Prize Packages (Millwork conveniences ready for installation) 194
Bay Windows (Bay Windows Pay Sunny Dividends) 196
Landscaping Your Home 198
Specifications (Minimum Specifications for New Homes) 200
Glossary (Building Terms Explained) 204

Better Homes for Less Money

HERE are seven major reasons why building a house now is the best investment you can make! Labor-saving devices on the job have offset what you may imagine to be high labor costs. Improved materials and equipment produce a vastly improved home compared to one built even a decade ago. Intelligent details and planning give you convenience and low maintenance unequaled heretofore. Everything contributes to *increased* value per cubic foot foot and *decreased* cost per cubic foot. One of the big assets of the depression is the intensive research which was expended on every single item which makes up a home. FHA financing makes for easy payments and security, for ownership, not rent receipts. Only you stand to profit. You can't lose.

BETTER DESIGN

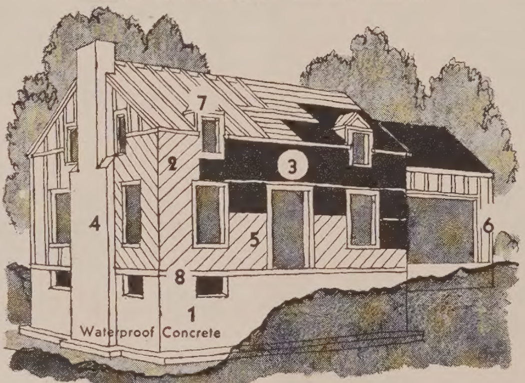
Before: During the twenties homes went in for picturesque effects which cost both money and space. Walls were stepped forward or back to produce restless effects on the exterior and complications on the interior. All manner of materials was scrambled to comprise the exterior. Window area was often inadequate. Roofs were cut up and extravagant, inviting leaks at the many intersections. Heavy cornices served only to darken second-floor rooms. Garages were detached and not considered important. On the inside there were many small rooms but few large enough to serve with elasticity the many demands of a growing family.



Now: The house of today reflects our good common sense and our American background. The builder has found there's a profit in good design. The architect has concentrated on producing the best house for the least money. Exteriors utilize simple wall surfaces and are composed of few, but harmonious, materials. Roofs are simple in form, improved in details and color. Cornices project a minimum. Muntins divide window panes into agreeable proportions. Stock doors and entrances can be had from catalogs which reflect the best taste. You get fewer but larger first-floor rooms, to be used in conjunction with each other—as, a living-dining-room.

BETTER BUILT

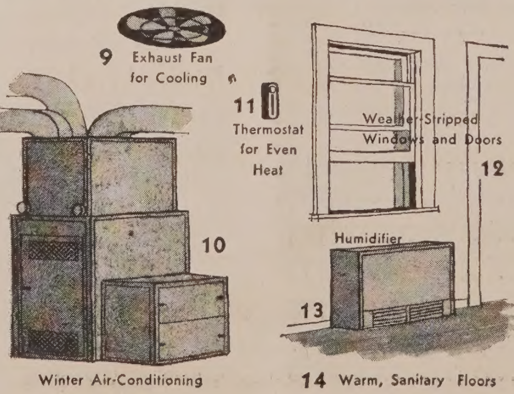
Before: The builder of the past, compared to one of today, had to have a more intense desire to produce a thoroly good home, because materials left much to be desired. Water in the basement was a common complaint. Damp basement floors were taken for granted. Lumber was not up to today's standards, and framing faults often resulted in cracks, squeaks, and sagging. Building paper was neither waterproof nor vermin-proof. Waterproof mortar for exposed brickwork and fireclay linings for all flues were not the general rule. Construction practice varied according to the conscience and experience of the contractor chosen.



Now: Waterproof concrete basement floors and walls (**1**) are leak- and damp-proof. Lumber for sheathing (**2**) and underflooring has ends as well as sides tongue-and-grooved to add strength and save labor. Building paper (**3**) is water- and vermin-proof; mortar non-efflorescent. Waterproofed mortar (**4**) assures waterproof result. Fireclay flue linings insure a fireproof chimney. Windows (**5**) come prefabricated, prefitted with weatherstrips, screens, and winter glazing. Overhead garage doors (**6**); copper gutters, leaders, valleys, and flashing (**7**); and the termite protection of sheet copper as topping for foundation walls (**8**) all add assurance.

BETTER HEALTH

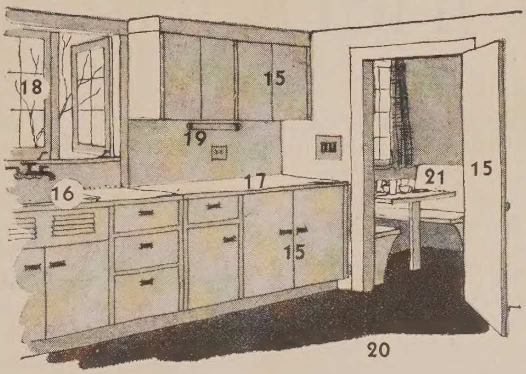
Before: The house of yesterday provided poets with many sentimental refrains, and the family with many unnecessary colds and winter complaints. In the winter the air was either hot and dry, or cold and damp. The fire was too active or too lazy. Drafts made the curtains blow and the feet chilly. On mild days the temperature was likely to be too high, and on extremely cold ones, too low. In the summer the kitchen became unbearably hot from cooking, and torrid bedrooms prohibited sleep. During cold months the only moisture came from cooking and washing. Dust from the old heater reposed in floor cracks and in joints.


9 Exhaust Fan for Cooling
11 Thermostat for Even Heat
Weather-Stripped Windows and Doors
12
10
Humidifier
13
Winter Air-Conditioning
14 Warm, Sanitary Floors

Now: The modern house pays dividends in better health at such a high rate that in preventing a single crisis it more than repays the original investment. Exhaust fans (**9**) in the kitchen and second-floor ceiling are for cooling. Winter air-conditioning (**10**), with its humidified, cleansed, heated, and circulating air, means fewer colds in the home. Such automatic controls as the thermostat (**11**) make for even, fuel-saving heat. Windows and doors have weatherstrips (**12**) and winter glazing to help eliminate heat losses and drafts. Humidifiers (**13**) give necessary moisture for homes with radiated heat. Floors (**14**) offer maximum warmth and sanitation.

BETTER OPERATION

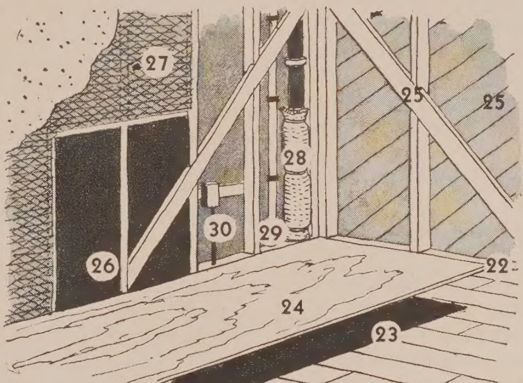
Before: Even so recent as a decade ago houses didn't spare the homemaker. It was taken for granted that there would have to be daily dusting and cleaning, and every door did its bit to command attention. Toe space under kitchen sinks and cupboards was uncommon. Kitchen sinks were open below and open to criticism above. Faucets and handles were hard to clean. Countershelf work-space, range, and sink in the kitchen were scattered as a pack of cards, with no thought of sequence or continuity. The normal kitchen had a single ceiling light, and the homemaker worked in her own shadow.



Now: Household conveniences have increased. Doors **(15)** are "flush" (smooth without panels) to eliminate dust-catching moldings. Sinks **(16)** have easily cleaned, chromium faucets, ample drainboards, and storage-cabinet space below. Counters **(17)** are continuous, the same working height as sink and range. Both casement **(18)** and double-hung windows are made to be cleaned readily from the inside. Extra tubular lights **(19)** or diffused-light panels are placed below the cabinets over the work counter, and above sink and range. Grease-proof flooring material **(20)** now can be laid directly on concrete slabs. Rooms adjoining the kitchen **(21)** are planned for effortless meal service.

BETTER PROTECTION

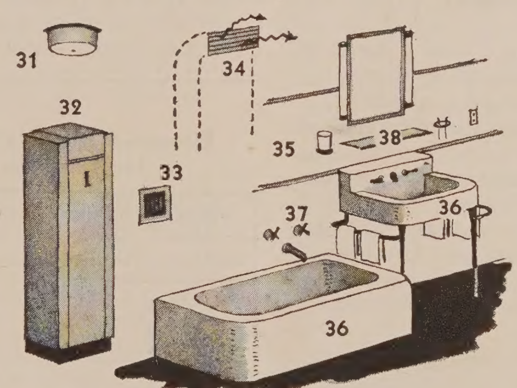
Before: Homes have always been subject to fire, noise, floor irregularities, wind, cold, heat, moisture, plaster cracks, freezing pipes, and overloading the electric system. But the house of former years didn't exert itself to improve protection against them. The fire department was called in case of need. Noise was taken for granted. Wind and cold were combated with more fuel. Heat and moisture were accepted philosophically. Plaster cracks were considered inescapable. Electric wiring wasn't scientifically laid out. People contentedly said, "We have a roof over our heads," and luckily didn't know what kind of house 1939 held.



Now: This outside corner of a bathroom shows built-in protection. Between studs, at the floor, fire stops **(22)** prevent fire spread in walls. **(23)** Floor sound-deadening; doors are made practically noise-proof. **(24)** When laid over plywood, linoleum lies flat even over rough flooring. **(25)** Studs cross-braced and diagonal outside sheathing strengthen structure to resist wind. **(26)** Insulation, moisture-proofed. **(27)** Expanded metal lath insures against plaster cracks. **(28)** Hair felt around soil pipes deadens bathroom sounds. Asbestos air-cell insulation **(29)** gives pipes in outside walls frost protection. **(30)** An improved electric conduit system is wise protection against overloading.

BETTER EQUIPMENT

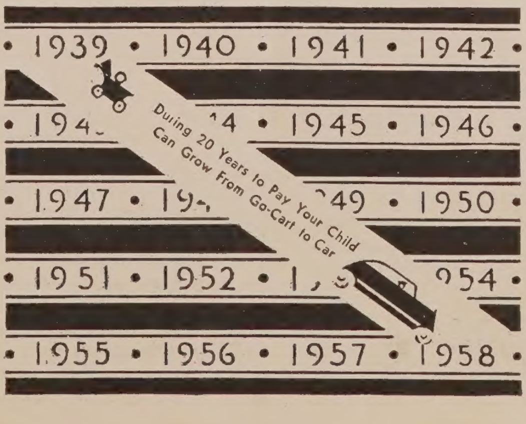
Before: The not-so-old house had inadequate lighting as a rule, with fixtures neither beautiful, sanitary, nor efficient. Generally the hot-water heater sulked in the basement and often turned cold. Rust-corroded pipes dripped water resembling diluted coffee. When a fuse blew out you'd spend an evening screwing and unscrewing fuses in the basement, and calling upstairs to find out what had happened. Bathroom fixtures required lots of rubbing and cleaning. Soap-holders and towel bars weren't beautiful. Wallpaper resented being washed, wallboard had its drawbacks, and stainless steel tile hadn't, at that date, been invented.



Now: Quality, easy maintenance, and improved appearance mark modern equipment. Home lighting **(31)** is scientific. Hot-water heaters and automatic storage tanks **(32)** perform economically, supply rustless water. All water pipes may be copper. The electric "load center" **(33)** eliminates fuses, is a neat panel with a series of switches. Warm-air registers **(34)**, now inconspicuous, furnish heat swiftly. Wall surface materials of all kinds **(35)** have improved enormously, being washable, stainless, and adaptable to all sorts of conditions. Plumbing fixtures **(36)** are simpler and easier to clean, as are faucets and handles **(37)**. Bathroom accessories **(38)** are easily kept spotless.

BETTER FINANCING

Before: Until the last few years building a house was something of a gamble. You picked out a lot you liked, built a house you believed to be all right, and got a mortgage which ran for say five years. At the end of that period you applied for a renewal of the mortgage, and if lucky (by virtue of paying what was often an exorbitant rate which might run as high as 10 percent) went on for another five-year stretch. If times were bad and the holder of the mortgage was so hard-pressed he wouldn't renew it, foreclosure proceedings were begun. Unless you could raise the money somehow, you lost your home and all you had put in it.



Now: Until FHA financing you guessed as to intrinsic value of site, type of house, suitability to site, trend of neighborhood, and type of construction. Now you apply for a loan, submit plans and specifications. If the report is unfavorable you know you're being spared a potential loss. If you receive the loan, you build, assured that several experts in different fields agree that your undertaking is sound. They've approved plans, materials and site, checked your ability to pay regularly, and are satisfied you'll be living within your income. The monthly installments carry on for 20 years, in a form similar to rent, but at the end you own your home free and clear of encumbrance.

Financing YOUR HOME

EVERYBODY, but especially the little fellow—who is most of us—is finally getting a break. The amendments written into the National Housing Act are primarily for his benefit. They're intended to make it easier for him to make the down payment on a home, and easier for him to carry the mortgage after he gets it.

In a nutshell, the two major financing changes, so far as the individual new-home wanter is concerned, affect all homes in these ways:

First, mortgages of $5,400 or less are favored by the mortgagor's having to pay only ¼ of 1 percent insurance premium and by having the maximum length of his mortgage extended to 25 years, instead of 20, as heretofore. In other words, the total cost of the home doesn't matter so long as the mortgage doesn't exceed $5,400.

Second, the down payment on homes costing less than $6,000 is cut in half. Where you would have had to pay 20 percent down under the original Act, you now pay only 10 percent. Moreover, the necessary down payment on a home costing less than $10,000 has been cut from 30 to 50 percent.

Two other changes in the Act mean a monthly saving in dollars and cents. First, the service charge of ½ of 1 percent has been eliminated. The saving in the first year amounts to about $2 a month on a $5,000 mortgage, and it brings the total interest rate on all mortgages down to well under 6 percent. Second, the charge for FHA insurance is now based on the unpaid balance of your mortgage instead of on the whole amount, so that the more you pay off, the less the charge becomes.

Suppose you're ready right now to start the ball rolling toward the new home. In general, what does the Act now say you can do?

The Interest and Monthly Payments

On a mortgage of $5,400 or less you'll pay 5 percent interest plus a ¼ percent mortgage-insurance premium, or a ½ percent premium on a mortgage above this amount. Interest and premium are both figured on the unpaid balance and, as mentioned previously, there's no longer a service charge to the home-builder. You make monthly payments thruout the life of the mortgage. The monthly payment includes (1) interest, (2) payment on principal, (3) mortgage-insurance premium, (4) taxes, and (5) fire insurance. Thus all these charges are taken care of automatically and you don't need to bother about them individually.

In addition to a down payment, *in advance* you pay the fees for initial service, title search, mortgage recording, and appraisal by the FHA. These fees may total $50 to $200, depending on locality and value of property.

The Small Home

You can build a new single-family home, with a total mortgage not over $5,400, to be occupied by yourself and inspected by the FHA during construction, by making a down payment of 10 percent of the appraised value of the property ($6,000) and signing a mortgage for 90 percent.

The project must be approved before construction is begun. You can, however, buy an existing house for your own occupancy on the same terms if construction was begun after January 1, 1937, and before February 3, 1938, and if it has neither been sold nor occupied since completion.

The mortgage for $5,400 or less may run for a maximum period of 25 years, payable in monthly installments. It's the only one that may run for as long as 25 years (maximum period for all the others is 20 years). It's also the only mortgage on which the down payment may be as low as 10 percent.

If you pay 20 percent down and take a mortgage for 20 years, the house needn't be owner-occupied, nor new.

The Medium-Size Home

You can build a home with a total mortgage of not more than $8,600 by making a down payment of 10 percent on the first $6,000 of appraised value plus 20 percent of the amount of appraised value over $6,000. If a home costs $10,000, this would amount to a down payment of 14 percent and a mortgage for 86 percent. For a home costing $8,000, it would amount to a down payment of 12½ percent and a mortgage for 87½ percent. This, too, must be a new, single-family, owner-occupied home, approved before the beginning of building operations and inspected during construction by the FHA.

Again, however, you may buy an existing, unsold, unoccupied house, built between January 1, 1937, and February 3, 1938, on the same terms. This mortgage would run for a maximum of 20 years, payable in monthly installments.

If you pay a straight 20 percent down, the house needn't be owner-occupied or newly built.

The Large Home

You can build or buy a home with a total mortgage not over $16,000 by making a down payment of 20 percent and getting a mortgage for 80 percent of the appraised value on the property, running for a maximum of 20 years, payable in monthly installments. Total cost of the home doesn't matter so long as the mortgage doesn't exceed $16,000 and is no more than 80 percent of the appraised value. The house needn't be of single-family size nor need it be owner-occupied, but it mustn't have been designed for use by more than four families.

Estimated Monthly Cost of Building or Buying a Home Under National Housing Act

Value of House and Lot	Minimum Down Payment	Amount of Mortgage	Average Monthly Payment*		
			15 Years	20 Years	25 Years
$3,000	$ 300	$2,700	$28	$24	$22
4,000	400	3,600	37	33	30
5,000	500	4,500	47	41	37
6,000	600	5,400	56	49	45
7,000	800	6,200	65	57	....
8,000	1,000	7,000	74	65	....
10,000	1,400	8,600	91	80	....
12,000	2,400	9,600	103	91	....
15,000	3,000	12,000	129	113	....

*Based on maximum mortgage of 90% appraised value on first $6,000; 80% on amounts over $6,000. Figures include (1) payment on principal, (2) taxes—estimated at 2% of appraised value, (3) fire insurance—estimated at ½ of 1 percent of appraised value, (4) mortgage insurance premium—estimated at an average over the period, rather than on amortized remaining principal; in nearest approximate dollars. (Payments in beginning will be slightly higher than figures show; lower at end.) Appraisal and inspection fees, title search costs, etc., must be added to down payment. In some mortgage loans under FHA, the lot is taken as down payment, or partial down payment.

Where to Get Money

As for money to finance your mortgage—that you obtain from a FHA approved mortgagee—banks, building and loan associations, insurance companies—in your community or near by. If you don't know where to find one, a local bank, architect, building contractor, building-supply dealer, realtor, or your state FHA director will be able to tell you.

When the Housing Act was originally passed, there was hesitation on the part of loaning agencies to grant mortgages as high as 80 percent. There may be similar hesitation over the new 90 percent mortgages. Much will depend on conservative appraisal of properties, the acceptance only of sound risks, and freedom of mortgage money in the community.

Of course, you may not want to use the FHA. You may be able to pay down 40 or 50 percent and get a lower interest rate than the 5¼–5½ percent, which is the total FHA charge. In some communities there's plenty of mortgage money available right now at rates down to 4½ percent, when borrowers can afford a bigger down payment. Be cautious, however, about the house on which you're asked to pay very little down (say 5 percent) and also get a very low interest rate. The price of the house may have been written up to compensate for the extraordinary terms. *Also, no matter how much you borrow, be sure to get an amortized loan.*

Reducing the Cost of Home Ownership

Why is the amended National Housing Act so *significant* to men and women who want a new or better home?

First, the FHA program reduces costs of financing. The actual lowering of the interest rate is only a part. Just as important is the fact that secondary financing is eliminated. The prospective home-owner gets a whole loan on a first mortgage, at a standard and reasonable rate of interest.

A reduction in financing costs means much more to the home-owner than is apparent on the surface. One percent less in interest charges doesn't sound so huge. But 1 percent a year for 10 years is 10 percent. On a long-term mortgage, a small reduction in interest rate means the same as a large reduction in the cost of the house, even tho actual interest payment is gradually reduced as the principal is paid off.

Making It Easier to Buy

Second, the small down payment, now as low as 10 percent for properties costing $6,000 or less, makes it possible for a great many more people with moderate incomes to become home-owners.

There'll be those who'll say that if a man wants a home, he ought to have at least 20 percent of the cost, and preferably more, saved before he starts to buy or build. This is the old thrift argument—don't spend what you haven't got. Certainly it has validity; we've had a lesson in what happens when large numbers of people over-extend themselves on installment-buying with small down payments. Yet there's a difference. A family can't get along without a roof over its head. In other words, you have to spend money on rent anyway. The real question is whether it's better to continue putting this money into rent or to let it slowly count toward owning your home.

Mortgages With Less Headache

Third, the long amortization period makes for *security*. This, too, will be disputed. How can a man be secure in possession of his home when there's a mortgage on it for 20 or 25 years? The answer is that there's no such thing as absolute security. As some wise man said long ago, *the only sure things are death and taxes*. The whole picture must be faced realistically; it's silly to look at it in any other way. And speaking realistically, the man who has any kind of mortgage on his home doesn't own the home; if the mortgage runs for 20 or 25 years—or one year or two years—he practically leases the place from the mortgagee for that period. Suppose he loses his job. Then he's likely to lose his home. In great economic crises many do lose their jobs—and their homes.

But a realistic view also compels us to ask ourselves these questions:

Am I more secure with a long-time mortgage on which I make small monthly payments that, under normal circumstances, are well within my means—or with a short-time mortgage on which I have to make heavier payments than I can really afford? In which case am I more likely to lose my home in event of a minor financial upset? (Granted that I may lose it anyway in a widespread economic catastrophe.) And which kind of mortgage is easier on the nerves?

If I should lose, thru foreclosure, what I have actually paid on my home, will I lose more if I've paid only 10 percent down and small monthly installments, or a large amount down and heavy installments? In the former case, does the equity I lose amount to much more than I'd have had to pay for rent, anyway?

In case I must sell my house, will I have a better chance if it carries a long-term mortgage requiring only a small down payment from a buyer, or if it carries a short-term mortgage requiring a heavy down payment?

Again, in event of misfortune, I may be able to sell my house and get back at least part of what I've put into it. To do this advantageously, it may be necessary to refinance the mortgage and bring it back to somewhere near the original figure—especially if I've been making payments for a long time. Will this refinancing be easier if the house is one that has already met the rather strict requirements for FHA mortgage insurance, or if it isn't?

To Own or to Rent?

There are plenty of people who insist that a man puts his head into a noose in buying a home at all—that it's better to rent and be free of entangling alliances. We must acknowledge that there's at least one very strong argument for this point of view. It's summed up in the word uncertainty—uncertainty of staying in one place, uncertainty of employment, uncertainty of life in general. Life does play us strange tricks. But on the other hand, there's no known method of completely escaping these uncertainties. We're compelled to take some chances.

For my own part, I've felt very strongly that the satisfaction of having a home I could call my own, and of working with it creatively over many years, was worth the risk. I've known what it is to have a home—never free of mortgage, by the way—and be compelled by painful circumstances to leave it. I wouldn't exchange the joy and creative effort of those years for any amount of playing safe, even if I'd known how to play safe.

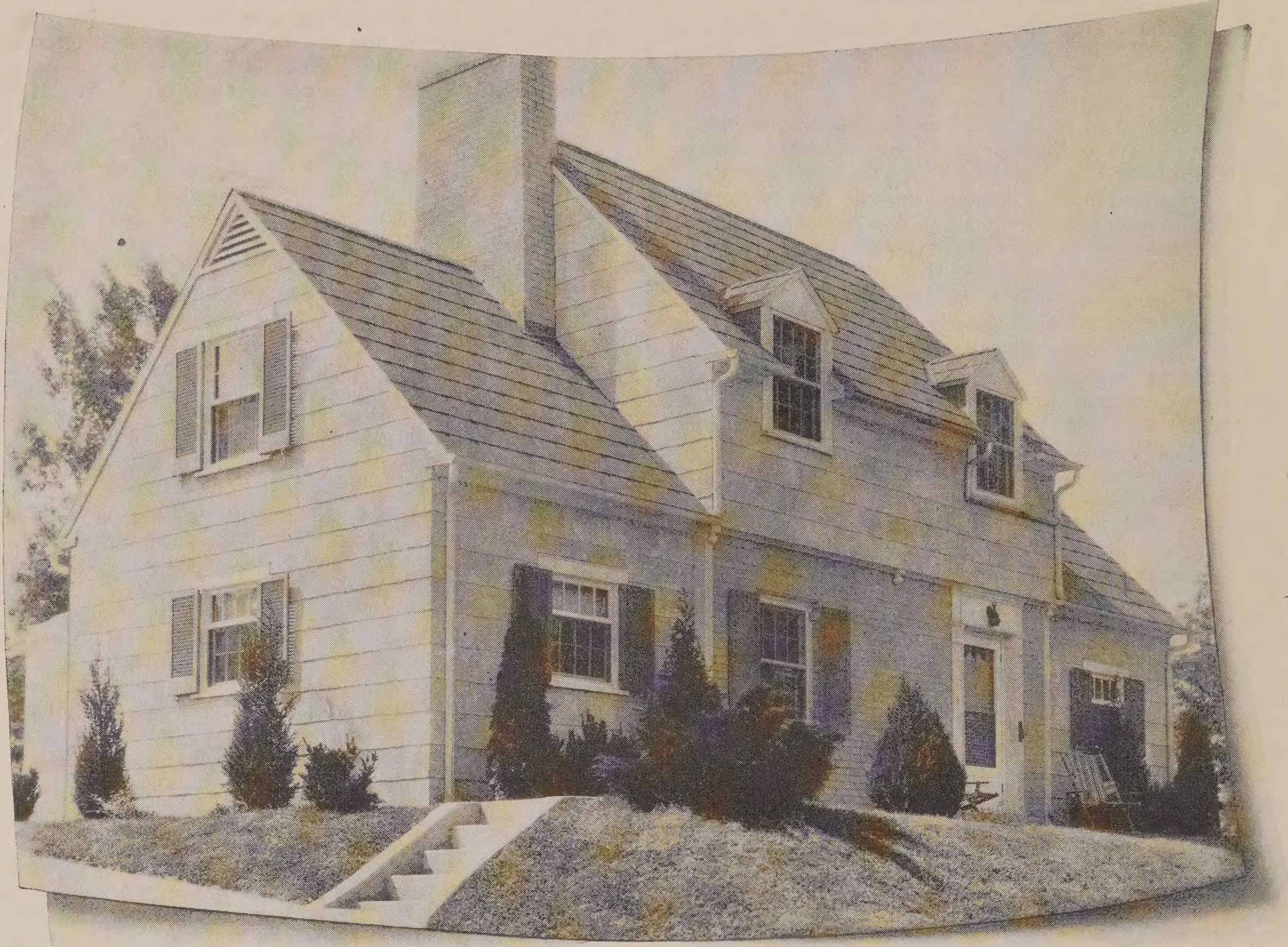
A Good Time to Build

Regardless of whether the cost of building materials is due to go down or up, the prospective home-owner—particularly the little fellow—is now enormously benefited. There's a shortage of decent homes. Land prices, according to experts, are still comparatively low, with a rise ahead if real-estate history repeats itself. So many improvements have been made in building methods, materials, and equipment that the house built today gives considerably more value for the same amount of money than the house built 10 years ago. All in all, it looks like a good time to think seriously of getting that little gray home in the West—or in the East, South, or North.

Editor's Note: The foregoing article has been reviewed and authenticated by the Federal Housing Administration, and the table of average monthly payments has been compiled from figures supplied by the Federal Housing Administration.

Naturally it will be understood by all *Better Homes & Gardens* families that because of the many variables, it's possible to give only estimated and approximate figures, to the nearest even dollar. Exact figures and information in respect to financing the particular home you're going to build can be obtained from authorized FHA financing agencies in your community and from state offices of the Federal Housing Administration.

JIMENEZ STUDIO



Built at Ashland, Kentucky, this house of Dr. L. L. Layne is Bildcost Gardened-Home Plan No. 506, designed by Stratton O. Hammon, and appears on page 118

LET THE Architect BE YOUR SKIPPER

"I'M SORRY, but I don't intend to bid on building your home," Chips, the old ship's carpenter, declared firmly.

"But we especially wanted you to build it for us," the Druggist informed Chips. "In fact, because of your splendid reputation as a home-builder we are willing to pay you a substantial bonus."

"I'm sure you wouldn't be satisfied with the home," Chips shook his head.

"Tell me, what's wrong?" the puzzled Druggist inquired.

"The plans and specifications," Chips replied.

"But, it's exactly the kind of home we want. My wife and I drew the plans ourselves and saved the architect's fee," the Druggist stated proudly.

"I guessed as much," said Chips, his delightful sense of humor beginning to assert itself. His sharp eyes twinkled. He smiled broadly: "You're a fine druggist, sir, but when you attempt to perform the duties of an architect you are opening your hold to a full cargo of grief."

"I don't understand," the Druggist said.

"Well, for example," Chips explained, "when your wife makes a $2 house dress she pays 25 or 35 cents for a pattern and the detailed instructions of how to put the dress together. Yet here you are, a druggist with absolutely no building experience, planning to put together a $7,500 home without a professional pattern. Your wife pays 10 to 15 percent of the cost of her house dress for a plan and specifications. Yet architects, who make patterns for homes, charge only 5 to 10 percent for their services, which include not only the plans and specifications but also drawing up the contracts and supervising the work as the home is being built."

"But, Chips," the Druggist objected, "we have spent years planning our home."

"Yes, yes, I know," the old craftsman said patiently, "I don't want to hurt your feelings, but let's look carefully at your plans. This stairway," Chips placed a stubby forefinger on the plans, "will not work at all. After it's framed the way you and your wife have drawn it you will find that there will be only 4 feet 8 inches of headroom—and neither of you are pygmies.

"ANOTHER thing, the front elevation has a bad list to starboard. You were so intent upon getting the floor plan and light you wanted that you didn't stop to consider what the window spacing was going to look like from the outside. But an architect would redesign your house and give you the essential features you want and at the same time a well-proportioned and a thoroly livable home."

"But, Chips, we want to save all the money we can. Why couldn't we have you, or some other practical builder, redraw the plans for our home?" the Druggist argued. "It would seem to me that an actual builder would be in a better position to design a home than an architect."

"Maybe," Chips admitted thoughtfully. "But in having a builder draw the plans for a home you could run afoul of any number of hidden reefs. Most contractors and builders who draw home plans are honest and try to do the right thing. But builders, by their very name are just that—'builders.' They are competent to build but have no schooled knowledge of proportion and artistic design. On the other hand, the architect plans for your whole family, from a background of years of study of art and proportion. A ship is a beautiful thing, because in it symmetry and efficiency are combined. Your home in the hands of a skillful architect can be made a harmonious blended whole which will, when the landscaping is done, snuggle homelike and comfortable into the site. Builders rarely achieve this character in their homes."

"Isn't 5 to 10 percent of the cost of a home rather a large fee to pay an architect?" the Druggist protested.

"HAVE you any idea of the amount of service an architect gives you to earn his fee?" Chips inquired, warming up to his subject. "Well, first the architect will study your family and its housing needs. Different types of families require different homes. If you do a great deal of entertaining a large living- and dining-room are necessary. But if the children do the entertaining a recreation room in the basement saves wear and tear on the living-room. Again, if the children are studious or artistically inclined a studio in the attic is the thing. It makes a difference in the home plan whether your wife does most of her own housework or has a full-time maid.

"Then he will advise you about the proper district in which to buy your site, and if need be, he will visit several sites with you and give you his opinion as to their suitability to your needs. Once the site is selected the architect will make a number of preliminary sketches of possible home plans. He will spend a great deal of time going over these sketches with you, and, finally, when you have agreed upon a suitable plan he will prepare the working drawings. So you may visualize the finished home, the architect may even construct a cardboard scale model—but don't expect that for a minimum fee.

"In a measure, you see," Chips went on, "the architect is a sculptor. He takes your requirements and your ideas, and from them he, as a creative artist, working with lumber, brick, and stone, evolves a home suited to your practical needs. The result will be pleasing to the eye because the architect sees and appreciates the little artistic details, such as the sweep of a roof, the angle of a gable, or the grouping of windows, which give a home exclusiveness and character."

"But, Chips, I've always thought that artists were more or less impractical chaps," the Druggist said. "A builder surely would be more practical."

"Practical, practical," Chips snorted. "Man, a good architect is the most practical man in the building game! Besides being an artist, your architect is also a jack of all trades. He must be familiar with the work of the real-estate agent in helping you select a site. He must know a great deal about building, contracting, and the cost of materials to help you choose from his preliminary sketches a home that will be within your means to build. He needs a knowledge of civil engineering to place your home in the right location and at the proper levels on the site. In designing your heating plant, your plumbing, and your electrical systems he brings into play his training as a mechanical engineer. To eliminate waste and to insure permanence he has to be familiar with structural engineering and have a detailed knowledge of building materials and building codes. By his knowledge of these facts alone the architect is often able to save you a great part of his fee. In wording your contracts the architect must understand the specialized and complicated laws pertaining to building. And, finally, it is his responsibility to help his client get the best possible deal in financing his home. Oh, no, Mister, the architect is anything but an impractical artist when he is writing a specification. Better say that the architect is a shrewd businessman with the analytical mind of a scientist and the creative ability of an artist.

"EXAMINE an architect's specification. It is a written explanation of the home plan. In it he states the quality of the materials which are to be used and the kind of workmanship he expects. In this plan of yours here without details," Chips continued, pointing to the Druggist's drawings, "and your weak and homemade specification you have set up no exact standards. Any contractor bidding upon your home would have to let his conscience be his guide. And that very fact would penalize the honest contractor who uses good materials and a decent degree of workmanship. With an architect's specification all contractors are forced to bid upon materials and workmanship of a given standard. This specification is the basis for a legal contract, written by the architect, between the owner and the contractor. This agreement will be recognized in court should the occasion arise. In it the owner's interest and personal liability are protected.

"THEN as the building of the home progresses the architect enforces the contract by personal supervision of the work. With your amateur plans and specifications a dishonest contractor would be able to skin you out of your foremast and bowsprit. You, Sir, are no judge of what constitutes good building practice. You see only the surface of the paint and the polish on the hardwood floors. You are not qualified to choose between the items which a number of men in the building industry will attempt to sell you. Most of these things may be good, but remember, the man selling them, and every man you deal with, is interested ultimately in one thing, his profit. But your architect stands alone and above these merchants with his rigid standard of professional ethics. He has no financial interest in the profits of the building. His services are paid for by the owner. It is the architect's sole interest to see the owner gets a home suited to his needs and the greatest value for each dollar."

"But, Chips, surely some people build successful homes without an architect," the Druggist declared.

"Maybe," Chips did not wholly agree. "But just the same, if I lived where I couldn't hire an architect I'd look up back numbers of a magazine featuring home-building. From them I'd pick a home plan that suited me and get in touch with the publishers.

"I'd insist the building contractor deal only with established sub-contractors. By that I mean that the plumbing, heating, painting, and electrical contractors should be firms that have been in business over a period of years.

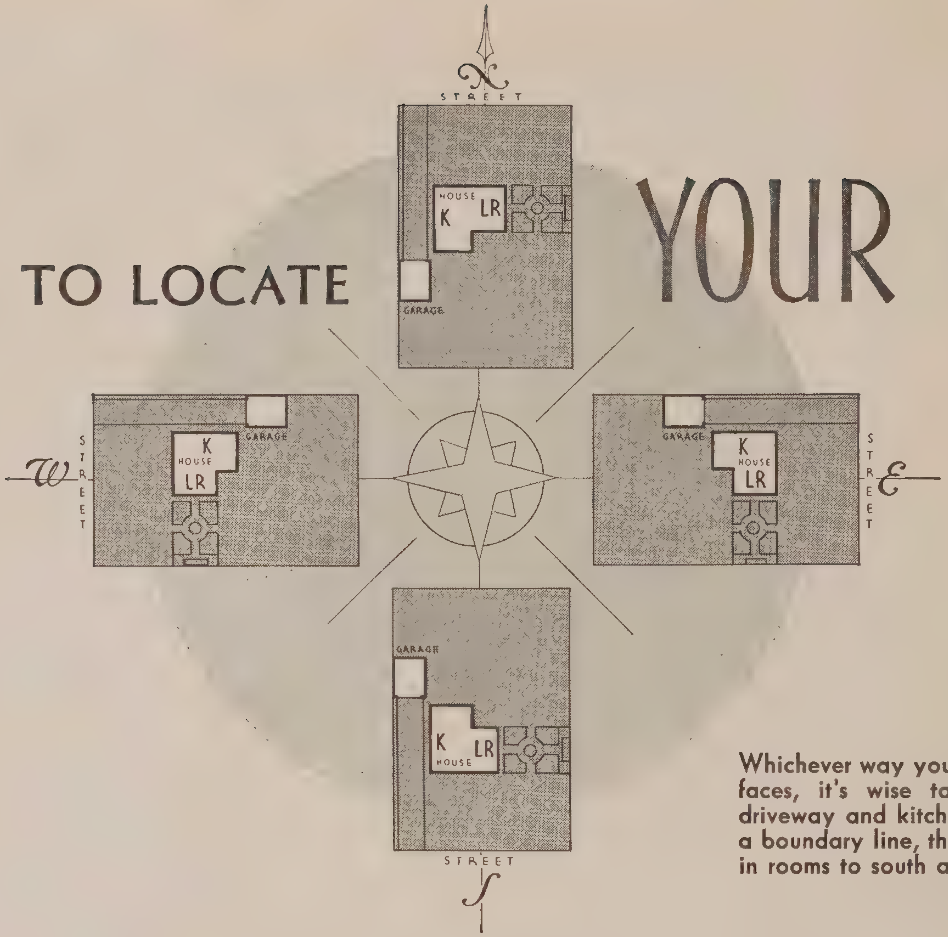
"Their guarantees would be good. I would also insist that these sub-contractors use nothing but recognized nationally advertised materials. If there is ever any doubt in your mind as to the suitability of a material, write to the manufacturers. They usually maintain service departments and are more than willing to help you.

"That is only in case an architect is not available. If I found a home plan that suited me, I'd get the plans and specifications, take them to a reliable architect, and engage him to adapt the plans to the site, revise the specifications to meet local conditions, and supervise and inspect the building."

"WHAT architect would you recommend?" the Druggist asked.

"That's for you to decide," Chips replied seriously. "Some architects specialize in skyscrapers, and others in hunting lodges. Talk with people whose homes you admire, and then select the architect who seems to have the most satisfied clients."

HOW TO LOCATE YOUR NEW



Whichever way your house faces, it's wise to place driveway and kitchen near a boundary line, the lived-in rooms to south and east

IF YOU'RE free to place your house wherever desired, there's one best location. This is shown in the illustration. Here the house is placed with the kitchen side as near the boundary as service requirements permit. Thus the portion of your lot needed for service can be reduced to the minimum, leaving the greater part of the lot adjacent to the living-rooms of the house free for a garden or development of an outdoor living-room, a result not possible when your house is arbitrarily located in the center of the lot. In the city the distance from the street to the house is predetermined by established building lines.

To have the ideal arrangement, you should furthermore consider the direction your lot faces. Architects agree it's desirable to have the rooms most lived in facing the south and east—to provide the utmost in comfort, air, and sunshine. A glance at the drawing on this page will give some idea of the variation desirable in the floor plan when the house faces different points of the compass. In each illustration the living-room is planned to have the most desirable exposure, and the house location is varied to secure the most favorable arrangement for extending the rooms into the grounds as well.

Where there are natural features such as trees or an attractive view to be preserved, they of course will have a bearing upon the exact location of your house, because it's well to capitalize on any natural advantage your lot offers and preserve its natural beauties as far as possible.

ONCE a home is completed, every effort should be made to overcome any appearance of artificiality; the house should look as tho it belonged naturally to its site and not like a box set on a flat surface. If there's an outcropping of stone on the property, a natural effect can be achieved by using the same type of stone for foundation and chimney.

If your house is designed to fit the natural topography of the grounds to avoid all unnecessary cutting and filling, a pleasant result is almost certain to follow. In any case, there should be a level area about your home for pleasurable outdoor enjoyment and for safety, so that your guests won't feel that they'll slide all the way to the street if a foot slips. Oftentimes any difference in grade may be utilized by building the house with different floor levels, one level for the entrance, above or below the street as needed, and another level for that part of the house facing on the garden, thus affording easy accessibility at both points of egress.

If in grading your property you're confronted with the problem of a slope so steep that it would be difficult to maintain, it's desirable to use a retaining wall of sufficient height to lessen the slope to a drop of no more than one foot in two. Often stone found in one portion of the property can be blasted away and used for a dry retaining wall on another.

A rise in grade to the home is usually considered a desirable feature; many persons think that a house should never be located below the street level. As a matter of fact, a house so placed is generally attractive, indeed. The accompanying cross-section sketches show how the lot may be graded down and then slightly up again to the home when it naturally lies below the street level. Of course, on some lots, the demands of drainage and of the sewer connections may determine limits. Nevertheless, considerable freedom may rightfully be exercised.

The yard areas automatically divide into three parts: (1) *the public area*—that portion of your property, known as "the front yard," which the public is permitted to enjoy with you; (2) *the private area*—your outdoor living-room and other portions set aside for the exclusive use of family and guests; (3) *the service area*—driveway, vegetable garden, and so on.

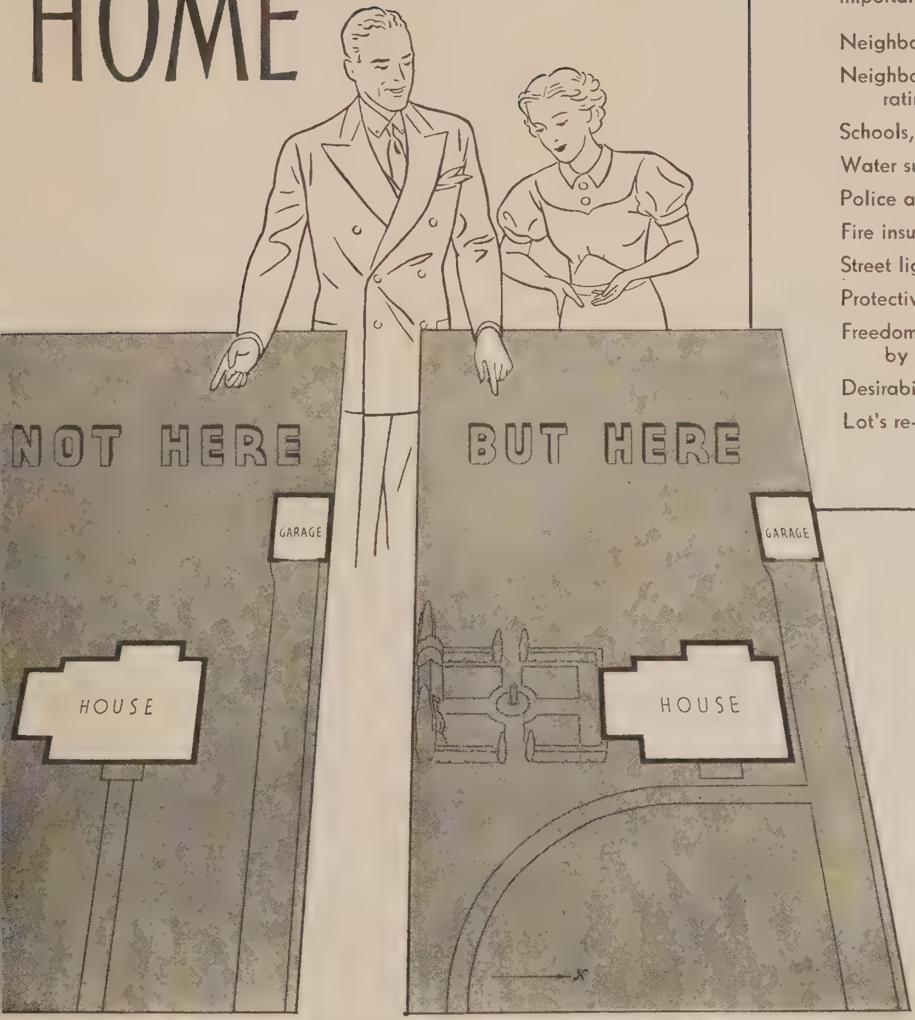
MUCH of your effort in locating the house properly will be of no avail if it's set too high upon its foundation, for no matter how well the floor plan is arranged in relation to the yard, the relationship won't be apparent.

HOME

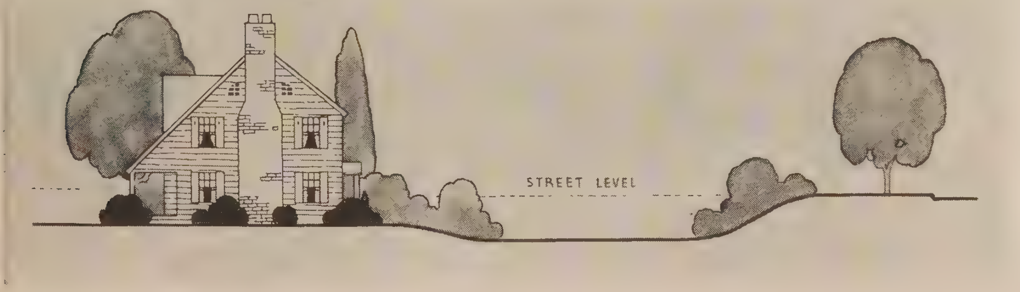
Wherever You Build

When selecting a home site, consider these important details:

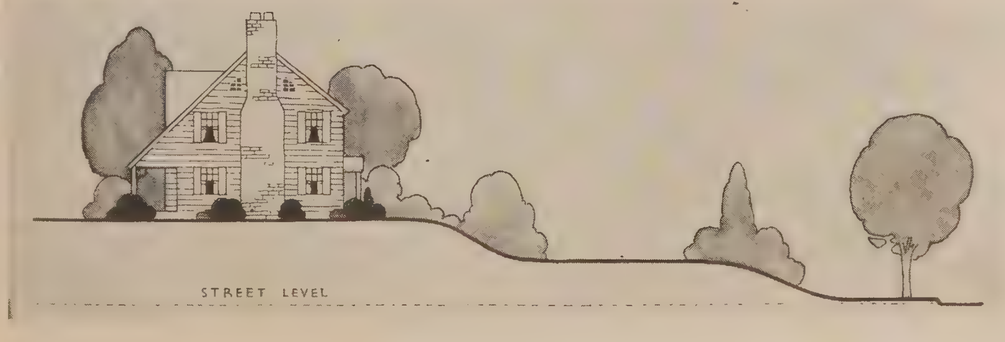
- Neighborhood (right for your finances)
- Neighborhood's status (developing, deteriorating, standing still)
- Schools, church, and transportation
- Water supply, paving, gas, and light
- Police and fire protection
- Fire insurance cost in neighborhood
- Street lighting
- Protective building restrictions
- Freedom from undesirable situation (as nearby cemetery)
- Desirability of lot (your architect's opinion)
- Lot's re-sale value



Plan your lot so that the best land to the south and east of the house is available for a garden or outdoor living-room



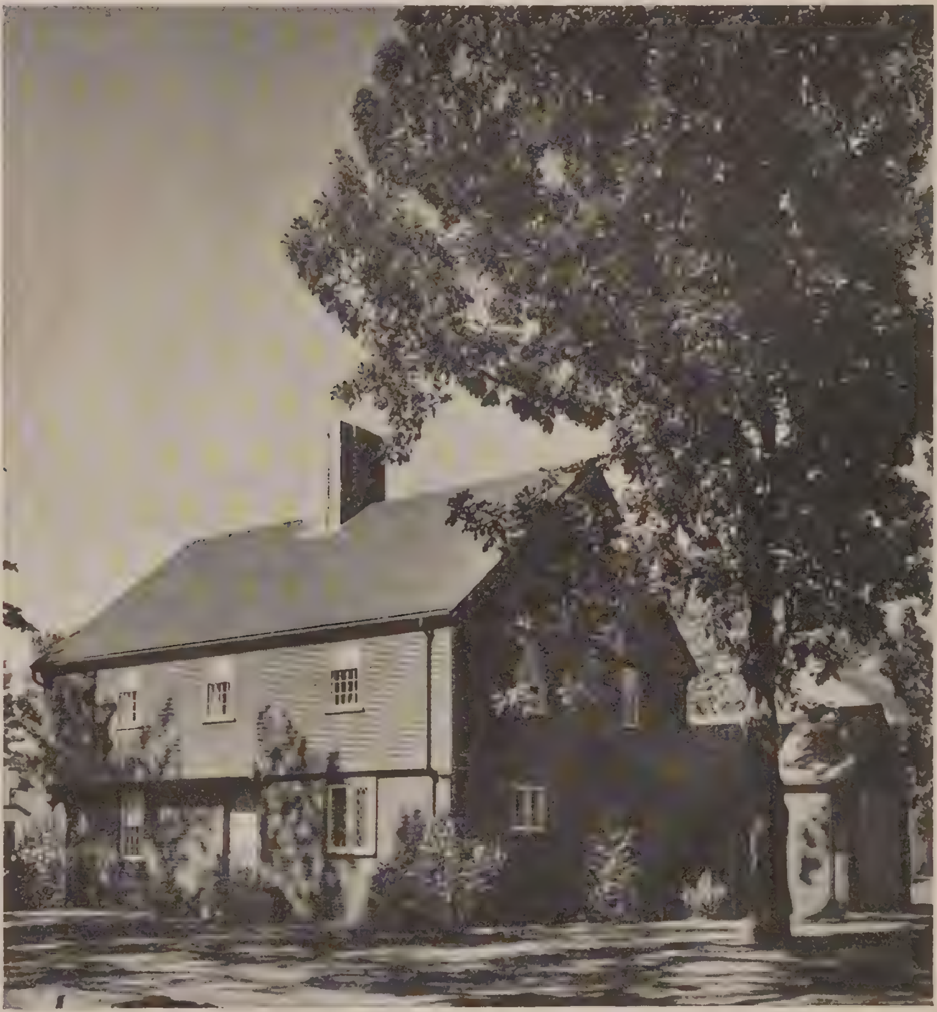
◄ A house built below street level should have the land first graded down and then up to the foundation level

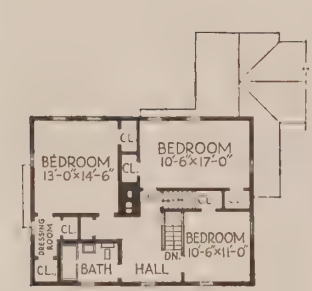


◄ Grading in this manner, when the house is above the street, gives more level land areas

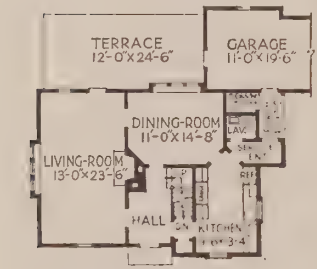
Gardened Homes

This is the first page of a sixty-five page section picturing sixty-six gardened homes




BEDROOM
13'-0"x14'-6"
BEDROOM
10'-6"x17'-0"
CL.
CL.
CL.
DRESSING ROOM
CL.
BEDROOM
10'-6"x11'-0"
DN.
CL.
BATH
HALL

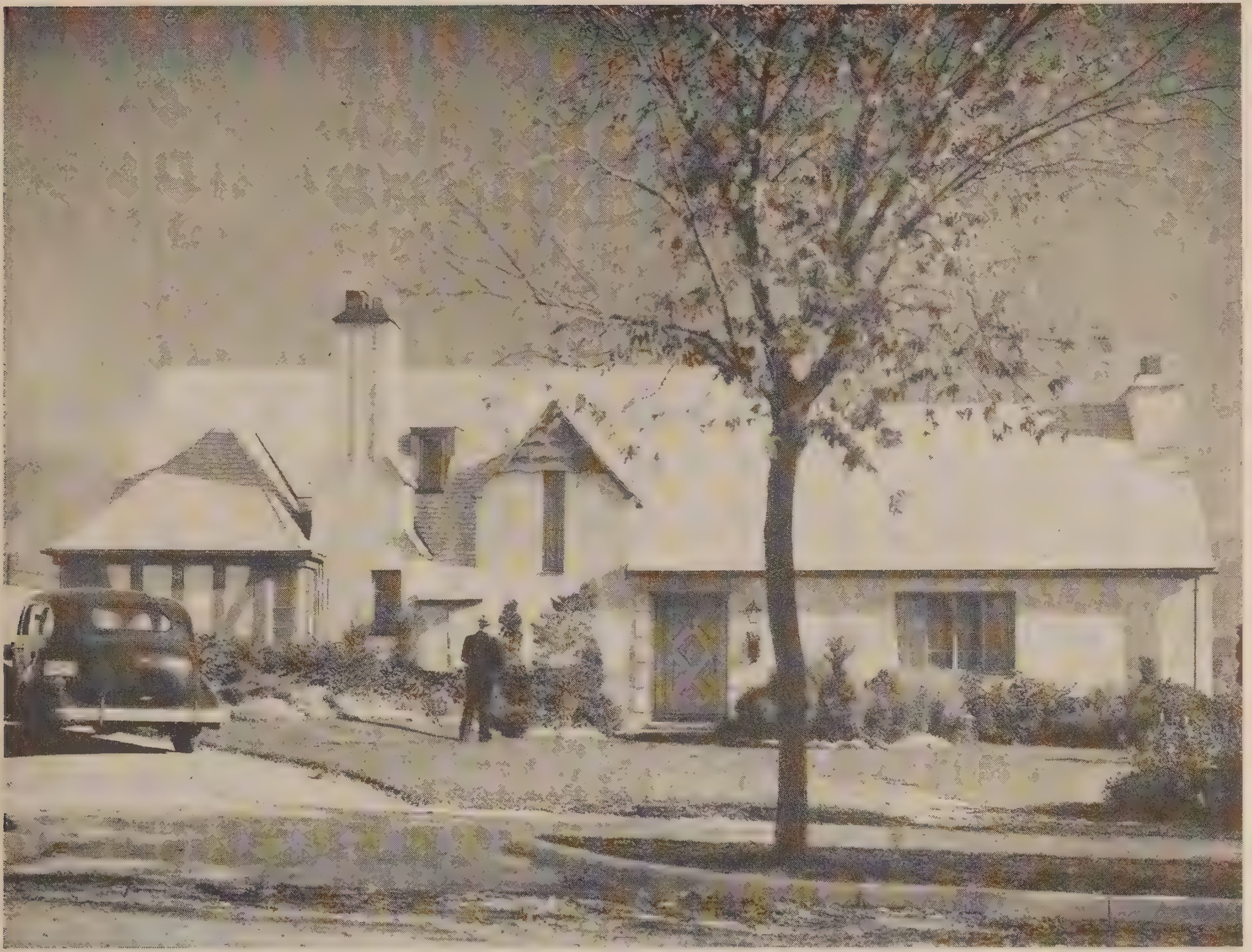
SECOND FLOOR

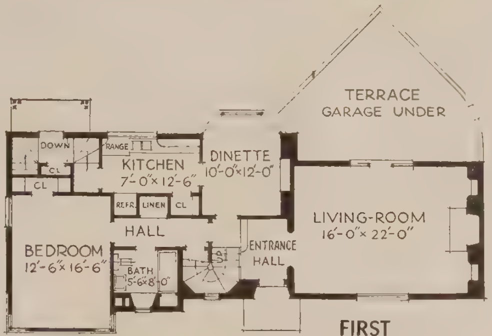

TERRACE
12'-0"x24'-6"
GARAGE
11'-0"x19'-6"
DINING-ROOM
11'-0"x14'-8"
LAV.
LIVING-ROOM
13'-0"x23'-6"
REF.
HALL
DN
KITCHEN

FIRST FLOOR

ALONG with *East Lynne*, and other revivals comes a long-neglected brand of architecture: First-period Colonial, two generations old in America before the Early Colonial was ever seen. It dates back to about 1635 in America, back to Shakespeare and Sir Walter Raleigh in Elizabethan England. Original examples of the style still stand in beautiful old Lynnfield, thumbing their noses at the years. The style appealed to tradition-loving Mr. and Mrs. Richard F. Welch, of Lynnfield, Massachusetts, and their architect, David J. Abrahams, eagerly interpreted it for them. Well adapted to the site, the plan will bear detailed consideration. Room arrangement is practical; service areas are well co-ordinated. The kitchen is accessible from both front and side entrances. Bedrooms are large enough, well placed for cross-ventilation. There's a large game room in the basement. The house is built on a corner lot, so for privacy the terrace opens from the rear of the living-room and is screened by the garage. Tho faithful to Early-American tradition, as a whole, the home is thoroly practical and up to date, a pleasing adaptation of the old to the new.

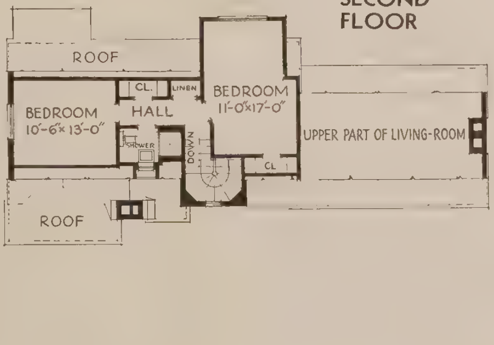
PHOTOGRAPH BY D. F. DAVIS




TERRACE
GARAGE UNDER
DOWN
RANGE
CL
CL
KITCHEN
7'-0"×12'-6"
DINETTE
10'-0"×12'-0"
REFR.
LINEN
CL
HALL
BEDROOM
12'-6"×16'-6"
BATH
5'-6"×8'-0"
UP
ENTRANCE
HALL
LIVING-ROOM
16'-0"×22'-0"

FIRST FLOOR

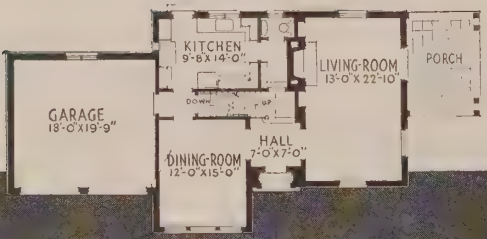
SECOND FLOOR

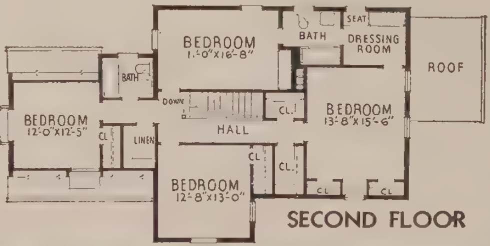

ROOF
CL.
LINEN
BEDROOM
11'-0"×17'-0"
BEDROOM
10'-6"×13'-0"
HALL
SHOWER
DOWN
CL
UPPER PART OF LIVING-ROOM
ROOF

ARCHITECT Lorenzo S. Young, in Salt Lake City, Utah, indicated his preference, perhaps, when designing this, his own home. Norman English with a Modern touch, inviting far beyond common run, it rises out of a lot of 80-foot frontage and a decided slope to the right into a ravine. To the rear is a gorgeous view of the Wasatch Mountains. The problem was to design a house taking advantage of this view and the slope of the land. A terrace was built back of the living-room, and under the terrace a two-car garage is entered by a drive swinging around the house. Exterior walls are cement block, painted white, and the roof is of cedar shingles, painted a warm gray. Steel window sash are painted olive green. The front door is recessed and the panels are stenciled, painted, and glazed—an outstanding front entrance. The living-room ceiling is paneled, with woodwork and walls painted old ivory. A large dinette substitutes for a dining-room, the walls knotty pine, richly painted. Drawers replace the legs under kitchen range and refrigerator. This architect's home is a satisfying combination of the old with the new.

THE problem presented to Architect Beresford Beck by Mr. and Mrs. Chester Speakman, Wilmette, Illinois, was to provide a design for a permanent and compact house for a family of four and guest accommodations. A study of the plans shows how well he succeeded, both in the location and relation of the rooms and in the attractive exterior appearance. The location of the stair is particularly ingenious, as it provides access to the second story direct from every downstairs room. The kitchen is likewise easily accessible from the front of the house. The upstairs arrangement is unusual for the extra and well-planned closet space. Not only is each bedroom well provided for, but the linen closet and central storage in the hall are capacious and readily reached. The exterior treatment is well handled. The lower story is faced with old bricks which lend a pleasant feeling of sturdiness and weight, in contrast to the crisp, lively effect of the projecting second story. The overhanging sections of the second story reflect interesting shadows on the house, adding to the delightful effect of coziness. The dormers, shutters, fence, and planting combine to give a feeling of completeness to this well-thought-out home, attractive in appearance, pleasing and convenient in design.

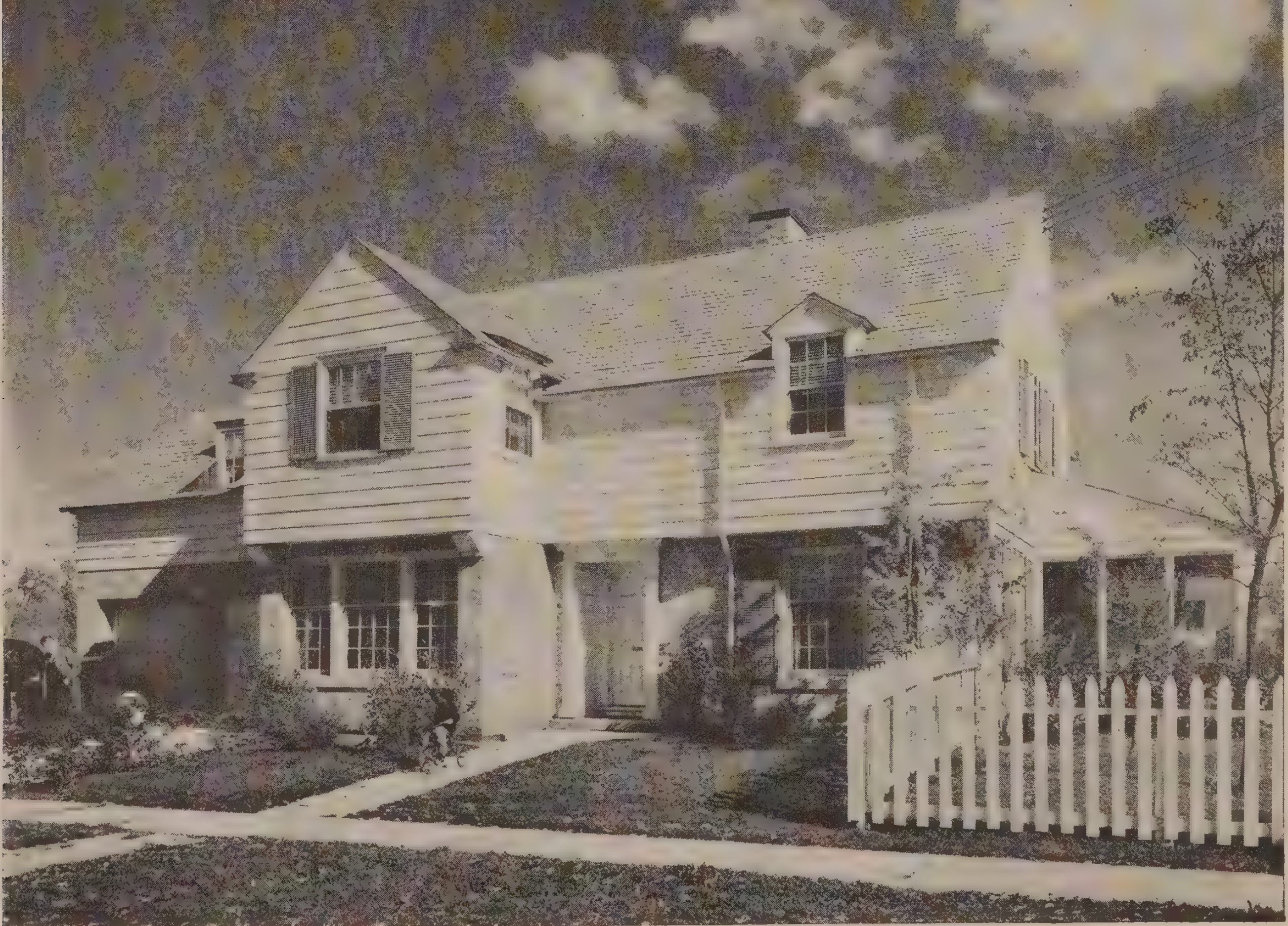
FIRST FLOOR


KITCHEN
9'-8"X14'-0"
LIVING-ROOM
13'-0"X22'-10"
PORCH
DOWN
UP
GARAGE
18'-0"X19'-9"
HALL
7'-0"X7'-0"
DINING-ROOM
12'-0"X15'-0"

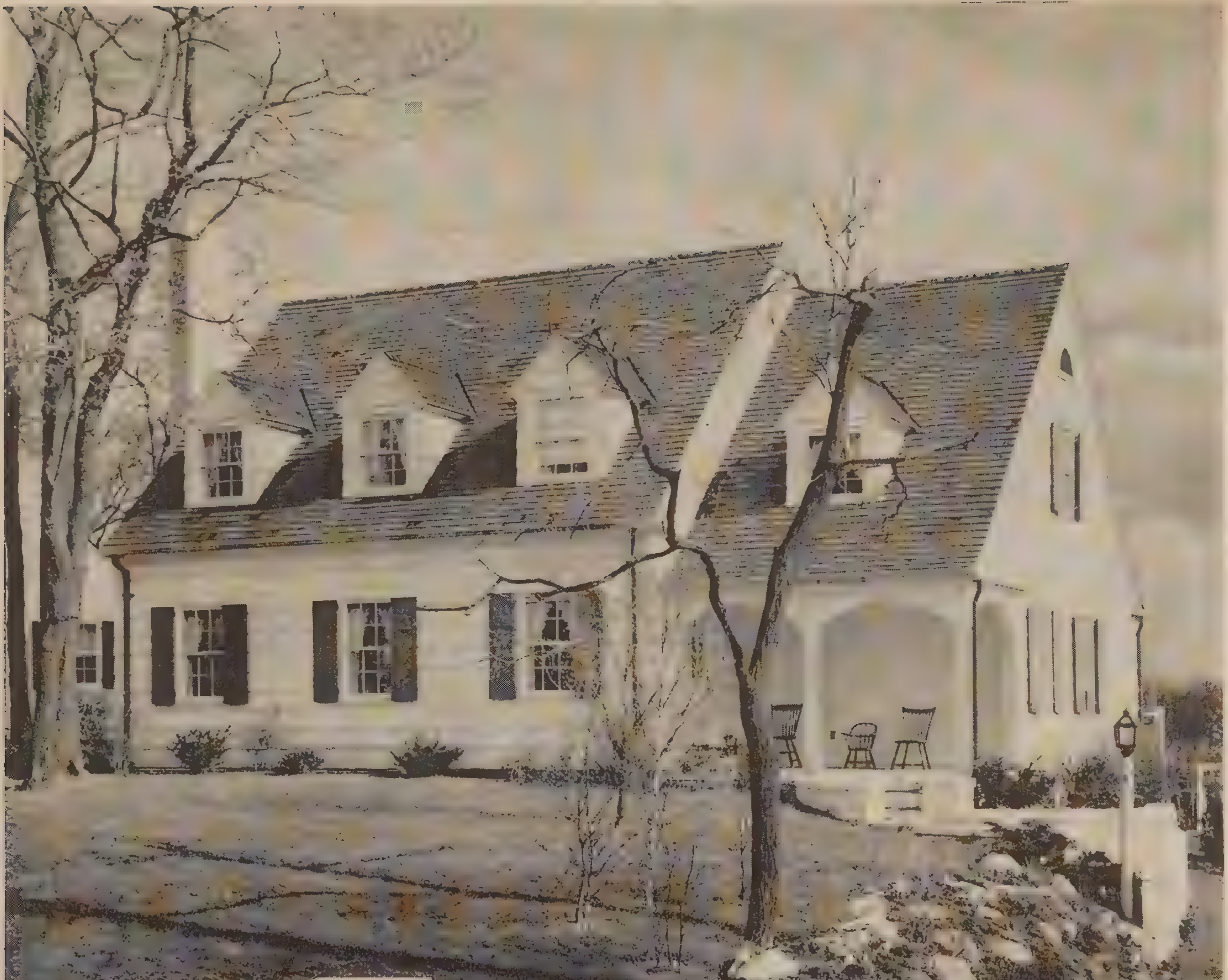

BEDROOM
1'-0"X16'-8"
BATH
SEAT
DRESSING ROOM
ROOF
BATH
DOWN
CL.
BEDROOM
13'-8"X15'-6"
BEDROOM
12'-0"X12'-5"
CL
LINEN
HALL
CL
CL.
BEDROOM
12'-8"X13'-0"
CL
CL

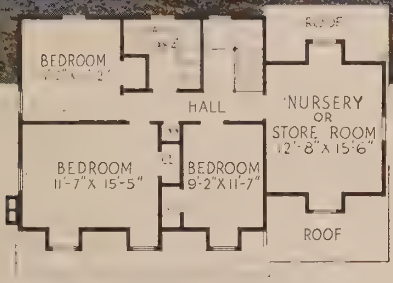
SECOND FLOOR

HEDRICH-BLESSING STUDIO

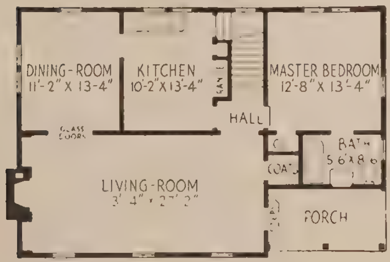


RICHARD AVERILL SMITH



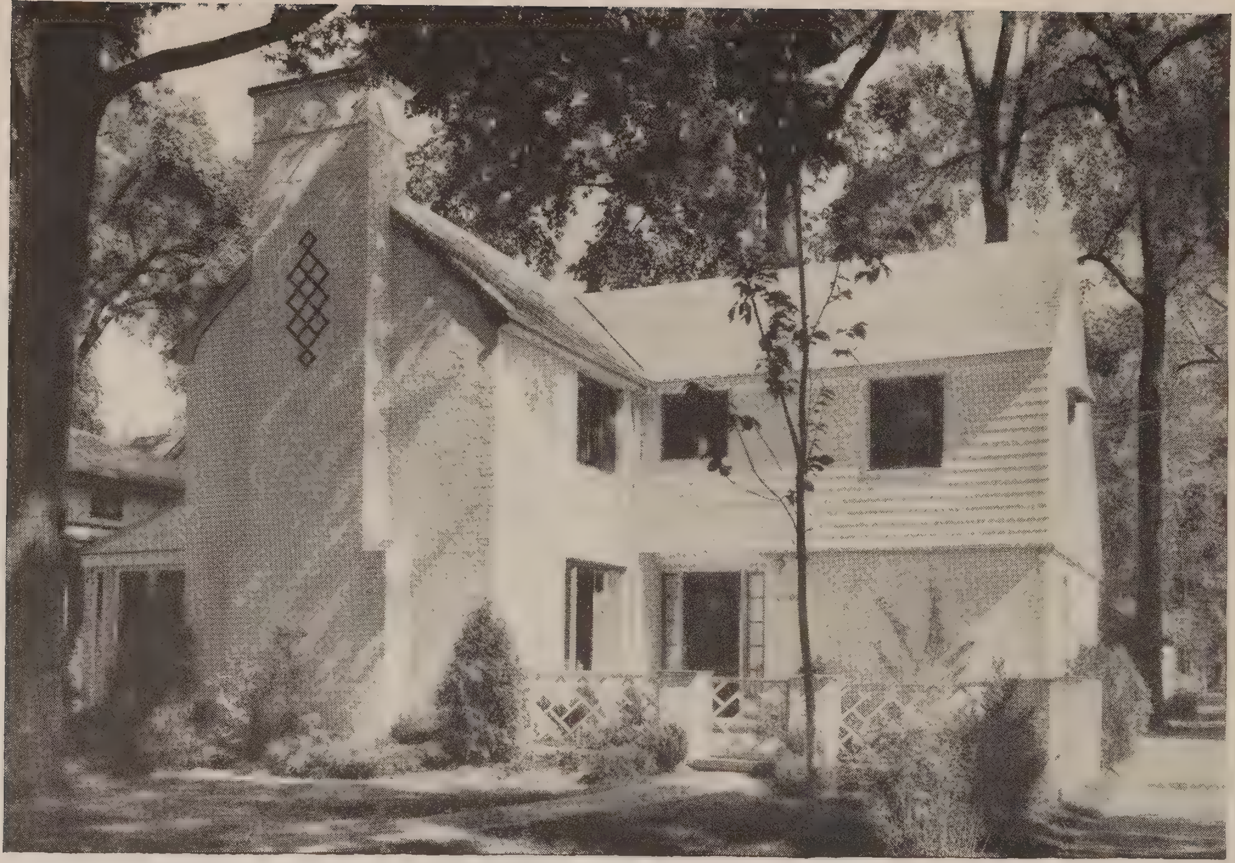

ROOF
BEDROOM
HALL
NURSERY
OR
STORE ROOM
12'-8"X15'-6"
BEDROOM
11'-7"X 15'-5"
BEDROOM
9'-2"X11'-7"
ROOF

SECOND FLOOR

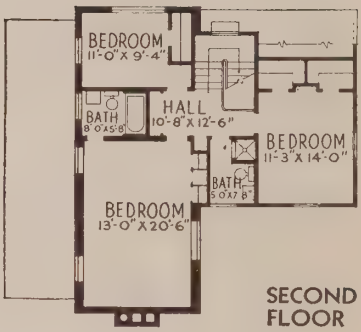

DINING-ROOM
11'-2"X13'-4"
KITCHEN
10'-2"X13'-4"
MASTER BEDROOM
12'-8"X13'-4"
HALL
GLASS DOORS
LIVING-ROOM
BATH
5'6"X8'6"
COAT
PORCH

FIRST FLOOR

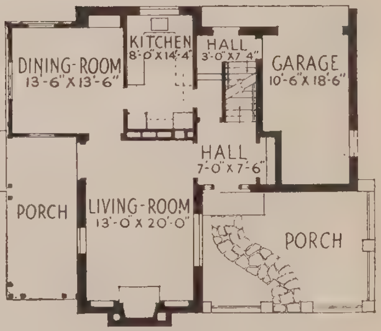
IN DESIGNING this home for Mr. and Mrs. Lloyd Hale, at Wychwood, in Westfield, New Jersey, Architect Henri Heps had many problems to solve—a hilly plot, the 100-foot front on a curving road, plus the building of a moderately priced house with good construction, modern improvements and equipment, and suited to the style of living of the owners. All these problems were happily worked out, the edge of the hill permitting both driveway and attractive entrance with the front lawn untouched, and the garage placed in the basement at the sloping rear of the house. A composite of Dutch, Early American, and Cape Cod designs, the exterior is shingled, old ivory in color, with Colonial blue-green shutters.



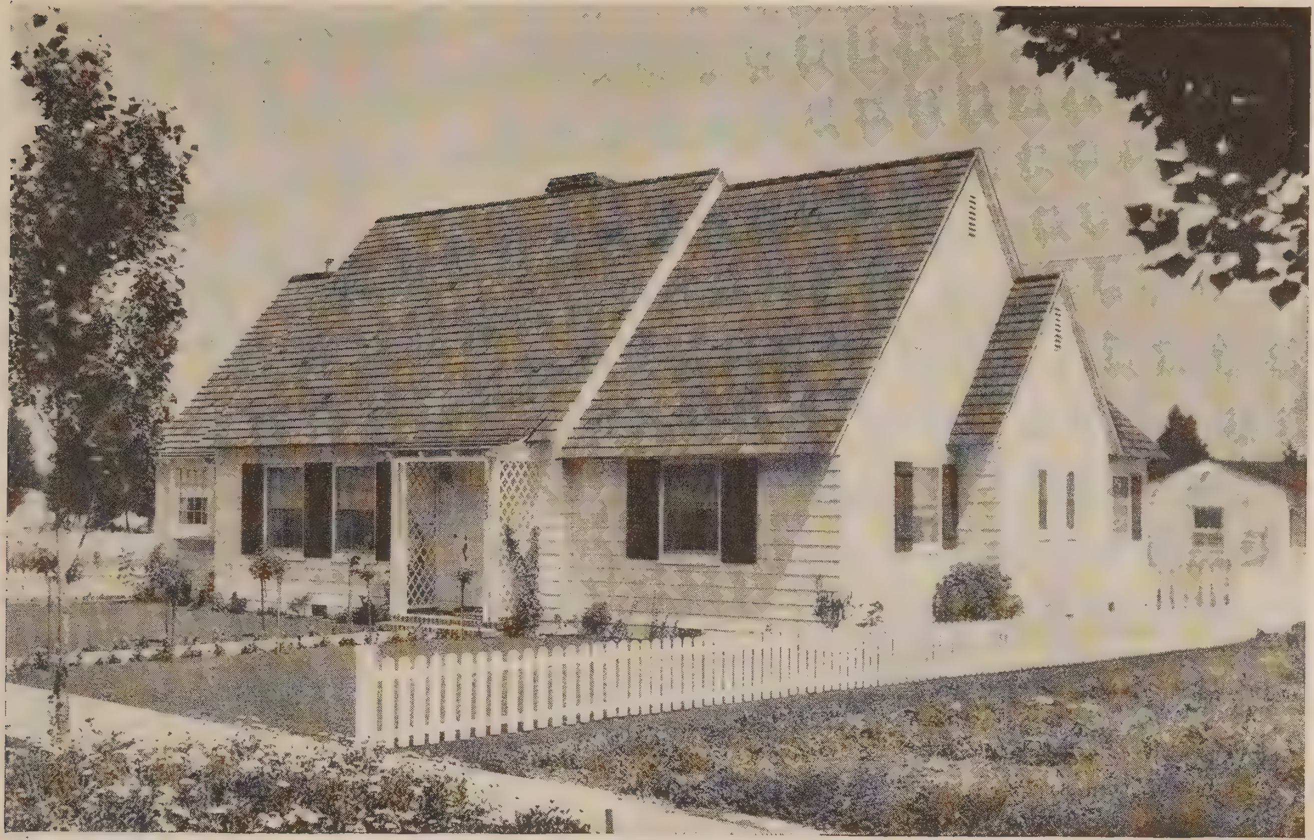
WHITE-PAINTED brick blends just as softly and graciously with white clapboard as stucco does, as you see here in the Evanston, Illinois, home of Mr. and Mrs. Sidney J. Williams. Architects Perkins, Wheeler, and Will designed the home especially so it might be taken care of by one woman. The number of steps to the front door, back door, or dining-room is an absolute minimum. You can go from any place in the kitchen to the center of the dining-room in six steps; from the kitchen to the bottom of the up-going stairs in seven, and those who have made a comprehensive study of the energy required to take care of a home with its many duties, agree that a step saved is an appreciable reduction in work. White walls of brick cost about the same as those of regular face brick, because you use cheaper brick to offset the cost of painting. Sounds queer, but second-grade brick, chipped or broken brick, and about 15 percent old paving brick are just what you want, for white walls are softest when there's a variety of textures. White homes are particularly effective against the green of trees and shrubs, are quiet and unaffected. And yet, they're elegant in a way that pleases and invites, rather than a manner that is aloof and cold. White homes have captured us, and this beautiful home is not an exception.


BEDROOM
11'-0" X 9'-4"
BATH
8'0"X5'8"
HALL
10'-8" X 12'-6"
BEDROOM
11'-3" X 14'-0"
BATH
5'0"X7'8"
BEDROOM
13'-0" X 20'-6"

SECOND FLOOR

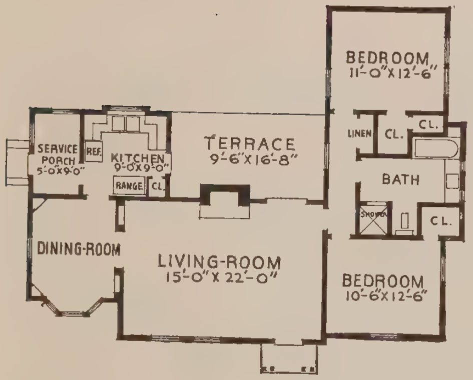

DINING-ROOM
13'-6" X 13'-6"
KITCHEN
8'-0" X 14'-4"
HALL
3'-0" X 7'-4"
GARAGE
10'-6" X 18'-6"
HALL
7'-0" X 7'-6"
PORCH
LIVING-ROOM
13'-0" X 20'-0"
PORCH

FIRST FLOOR



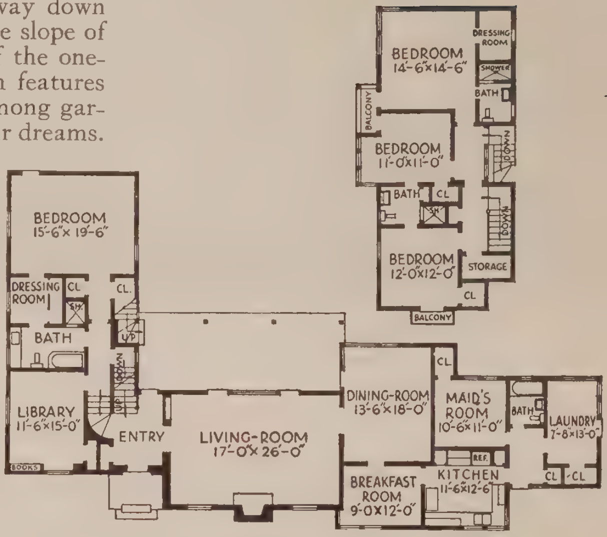
BUILDER: WILLIAM MELLENTHIN

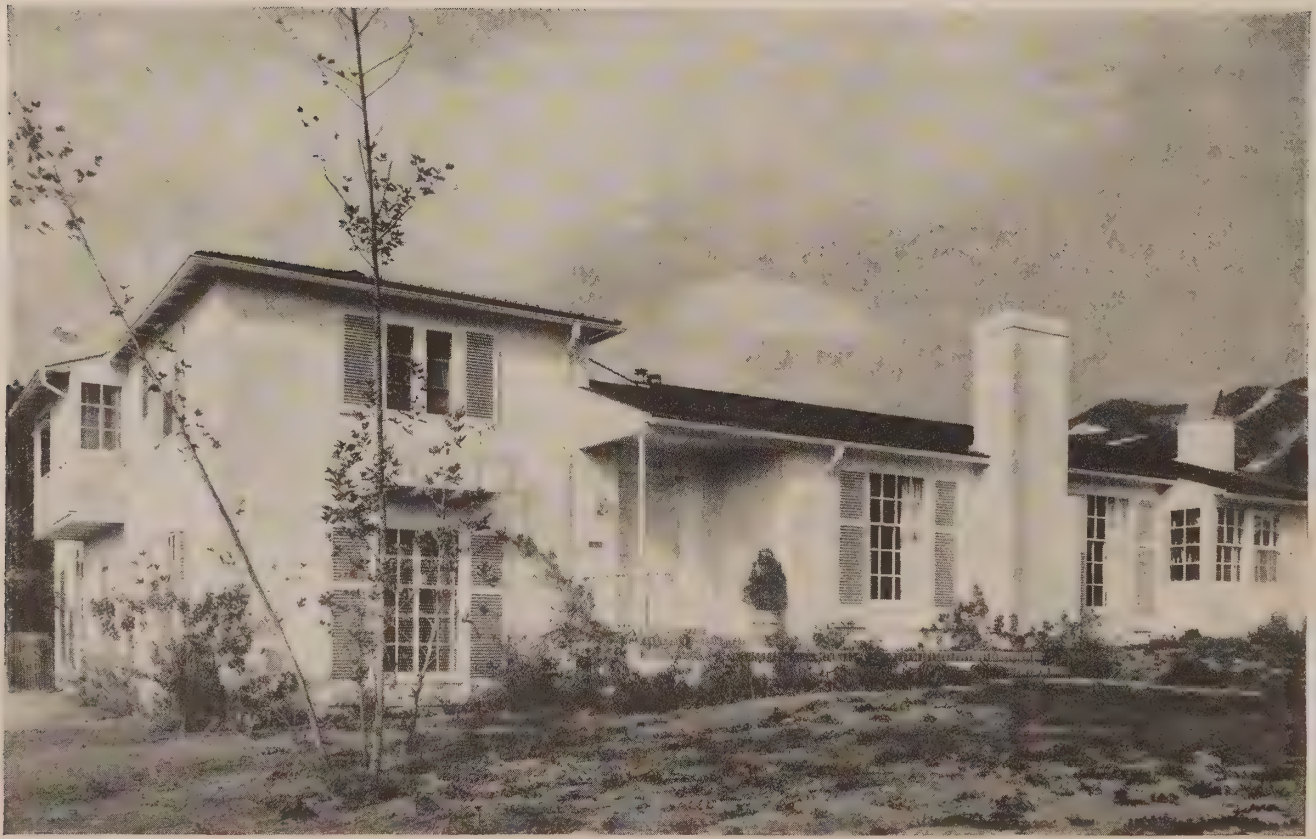
MOTT STUDIOS


BEDROOM
11'-0"X12'-6"
SERVICE PORCH
5'-0"X9'-0"
REF.
KITCHEN
9'-0"X9'-0"
RANGE
CL.
TERRACE
9'-6"X16'-8"
LINEN
CL.
CL.
BATH
SHOWER
CL.
DINING-ROOM
LIVING-ROOM
15'-0"X 22'-0"
BEDROOM
10'-6"X12'-6"

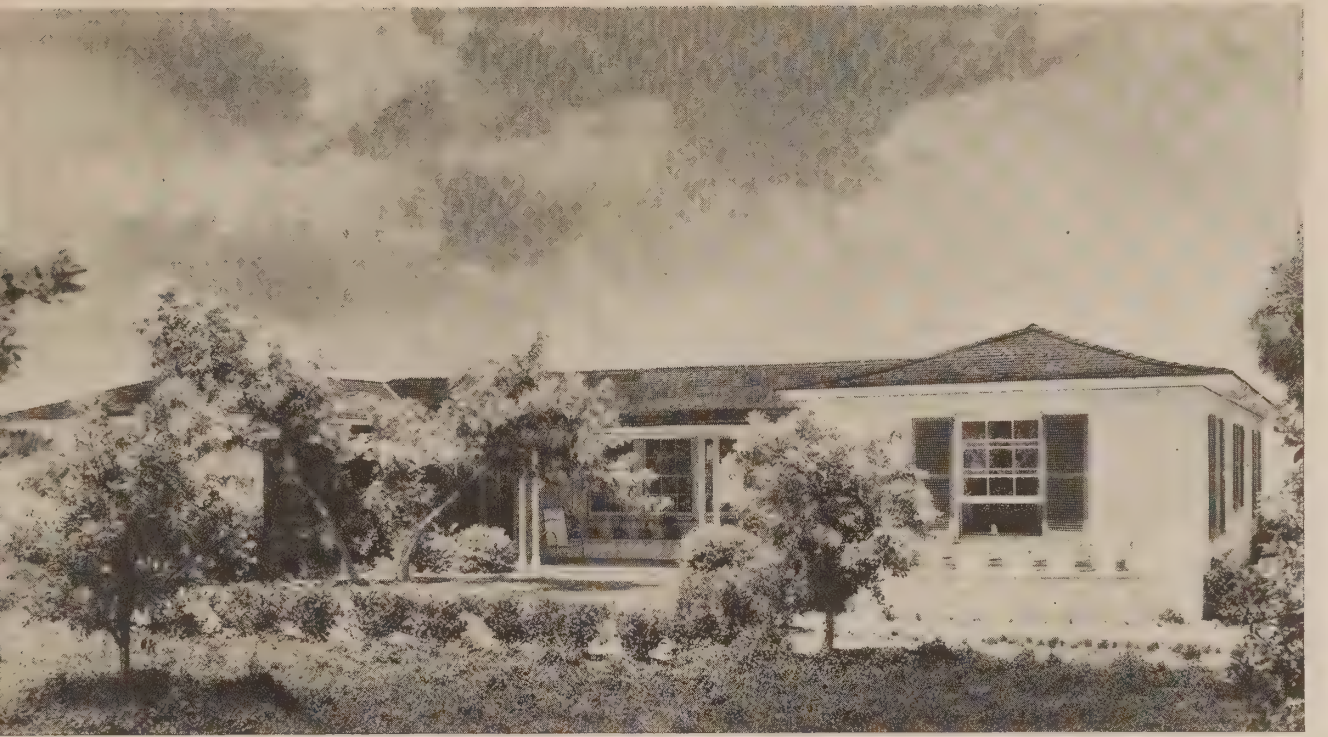
HERE'S proof that the little home can appeal to the eye and satisfy the demands of efficient, modern living. This Cape Cod cottage, the home of Mr. and Mrs. Paul Power, of North Hollywood, California, was designed by Architect Leo Bachman. Three major sections include in the central one, the living-room; at the right two bedrooms and bathroom; at the left, kitchen and dining-room. The brown roof of split shakes rounds gracefully into the front-door hood, and the decorative frieze below the eaves adds character. Paneled front door, lattice-work entrance, brass hardware, and solid-panel green shutters give a casual, becoming grace. As charming as the front, the rear has a roofed, brick terrace, its whitewashed chimney wall and windows hung with ledges for potted plants. With service door to the driveway side, privacy for the terrace and garden is assured. In the roomy living-room antique white plaster contrasts with dark beams and the fireplace is set in knotty pine. The bay window makes the dining-room seem spacious, and the knotty-pine paneled kitchen, with a door opening conveniently onto the terrace, delights. The sections are well tied together and the out-of-doors may be readily reached from any room.

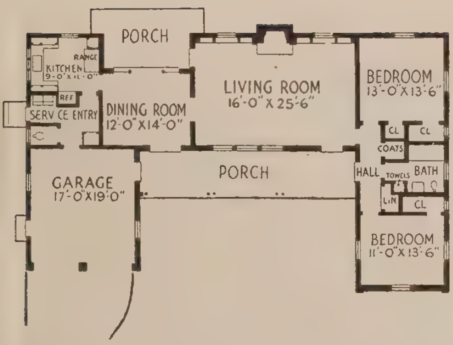
THIS home of Mr. and Mrs. Charles E. Millikan, of Glendale, California, designed by Architect Arthur R. Hutchason, awarded a prize by *Better Homes & Gardens* recently, wasn't started until the landscape architect had completed his plan, and the care taken seems to have paid dividends. The widespreading plan developed the last few years by Californian architects takes full advantage of balmy weather. There is ranchhouse tradition in the Millikan home—informality, a touch of dignity, and a lot of scrubbed-and-polished brightness and cleanliness. There are big windows that make the most of the out-of-doors. Inside features are interesting and practical. The living-room is open to the east and west windows. This arrangement provides for a flood of daylight from one direction and the subdued light of the veranda from the other. The bedroom wing, its first-floor halfway down and its second halfway up, takes full advantage of the slope of the site to hold the rooflines down closer to those of the one-story porch on higher ground. It's combining of such features as these that wins prizes, not only in contests but among gardened-home folk as well. Here is a home that incites our dreams.


DRESSING ROOM
BEDROOM 14'-6"×14'-6"
SHOWER
BATH
BALCONY
BEDROOM 11'-0"×11'-0"
DOWN
BATH
CL
SH
DOWN
BEDROOM 12'-0"×12'-0"
STORAGE
CL
BALCONY
BEDROOM 15'-6"× 19'-6"
DRESSING ROOM
CL
SH
CL.
UP
BATH
DOWN
UP
LIBRARY 11'-6"×15'-0"
BOOKS
ENTRY
LIVING-ROOM 17'-0"× 26'-0"
DINING-ROOM 13'-6"×18'-0"
CL
MAID'S ROOM 10'-6"×11'-0"
BATH
LAUNDRY 7'-8"×13'-0"
REF.
KITCHEN 11'-6"×12'-6"
CL
CL
BREAKFAST ROOM 9'-0×12'-0"

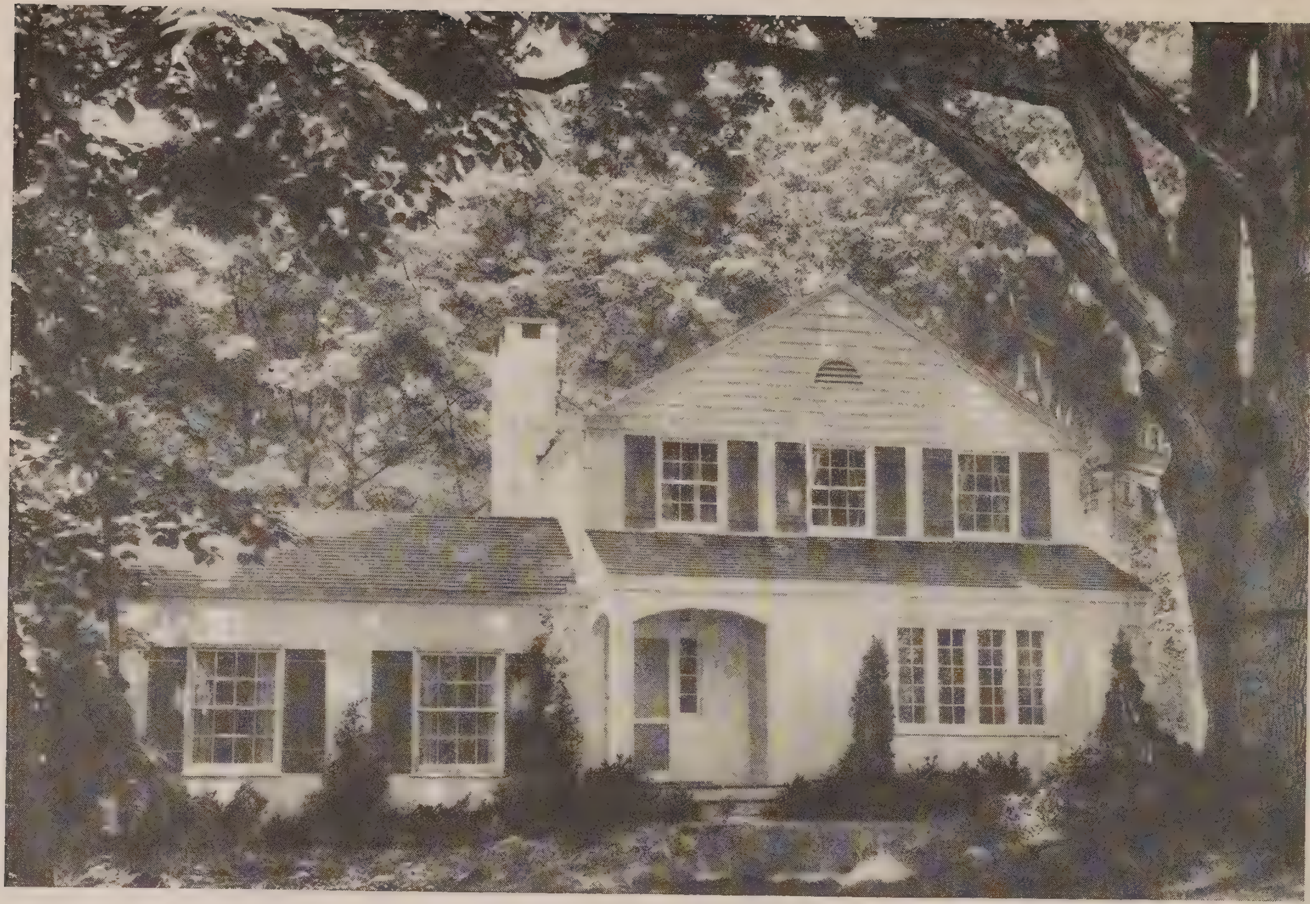


PHOTOGRAPH BY GEORGE D. HAIGHT

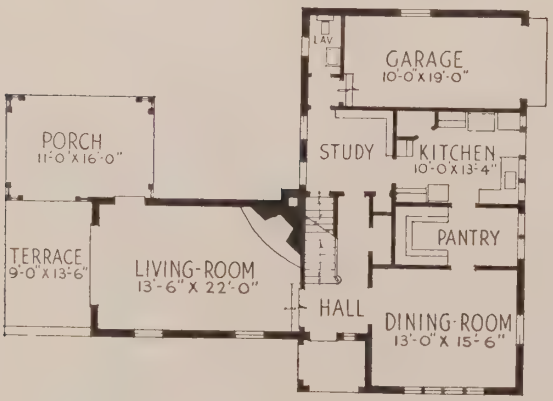




FEW prospective home-builders can hope to equal the site of the home of Mr. and Mrs. A. E. McLinn, near Van Nuys, California. It's on a knoll projecting from the north edge of the Santa Monica Mountains, commanding a marvelous view of the San Fernando Valley, lofty mountains, and with a background of rugged peaks. The front portion of the lot is a level plateau, flooded with sunshine all day; the rear drops suddenly to north and even more precipitously to the east. The McLinns had purchased their lot and decided on essentials of the plan before selecting Architect H. Roy Kelley. Working together, the owners decided and the architect perfected their plans. The house possesses the informality and closeness to outdoors of the country house, with the conveniences and sophistication of the city. There's no waste space, but abundant sunshine, a beautiful view, and at least two exposures in each room to cross-ventilate. The bedroom wing is on the east, the service wing and garage on the west. The central portion of living- and dining-rooms opens to the long south porch and north terrace. The hipped roof is of dark shakes, walls are white stucco, except where brick or vertical boarding is used to accent some feature; shutters are apple-green, and doors and window sash a soft yellow; porch and terrace floors are brick and the paths are flagstone. Slight, subtle difference of three shades of yellow adds life and interest to paneled doors. Pots filled with flowers on the brick walls tie the home closely to the garden. Here is a home that will never grow "old fashioned," but one that will grow in interest and tradition.

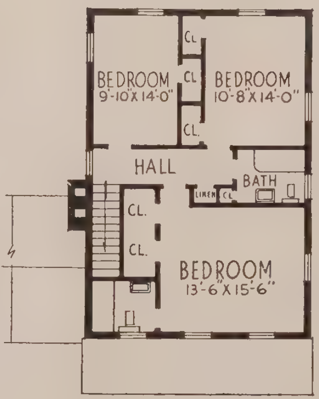


FIRST FLOOR



LAV
GARAGE
10'-0"X19'-0"
STUDY
KITCHEN
10'-0"X13'-4"
PORCH
11'-0"X16'-0"
TERRACE
9'-0"X13'-6"
LIVING-ROOM
13'-6" X 22'-0"
PANTRY
HALL
DINING-ROOM
13'-0" X 15'-6"

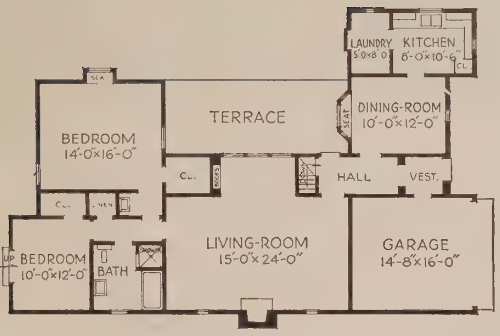
SECOND FLOOR



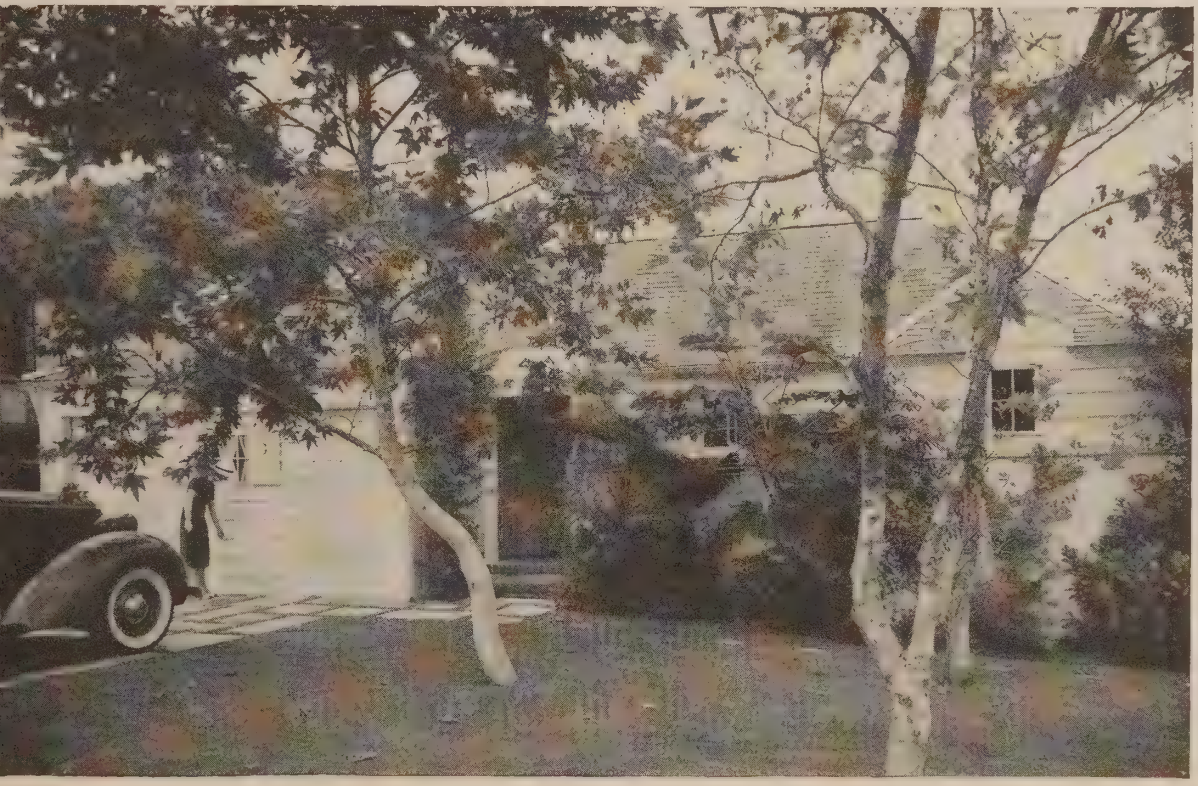
CL.
BEDROOM
9'-10"X14'-0"
CL.
BEDROOM
10'-8"X14'-0"
CL.
HALL
BATH
LINEN
CL.
CL.
CL.
BEDROOM
13'-6"X15'-6"

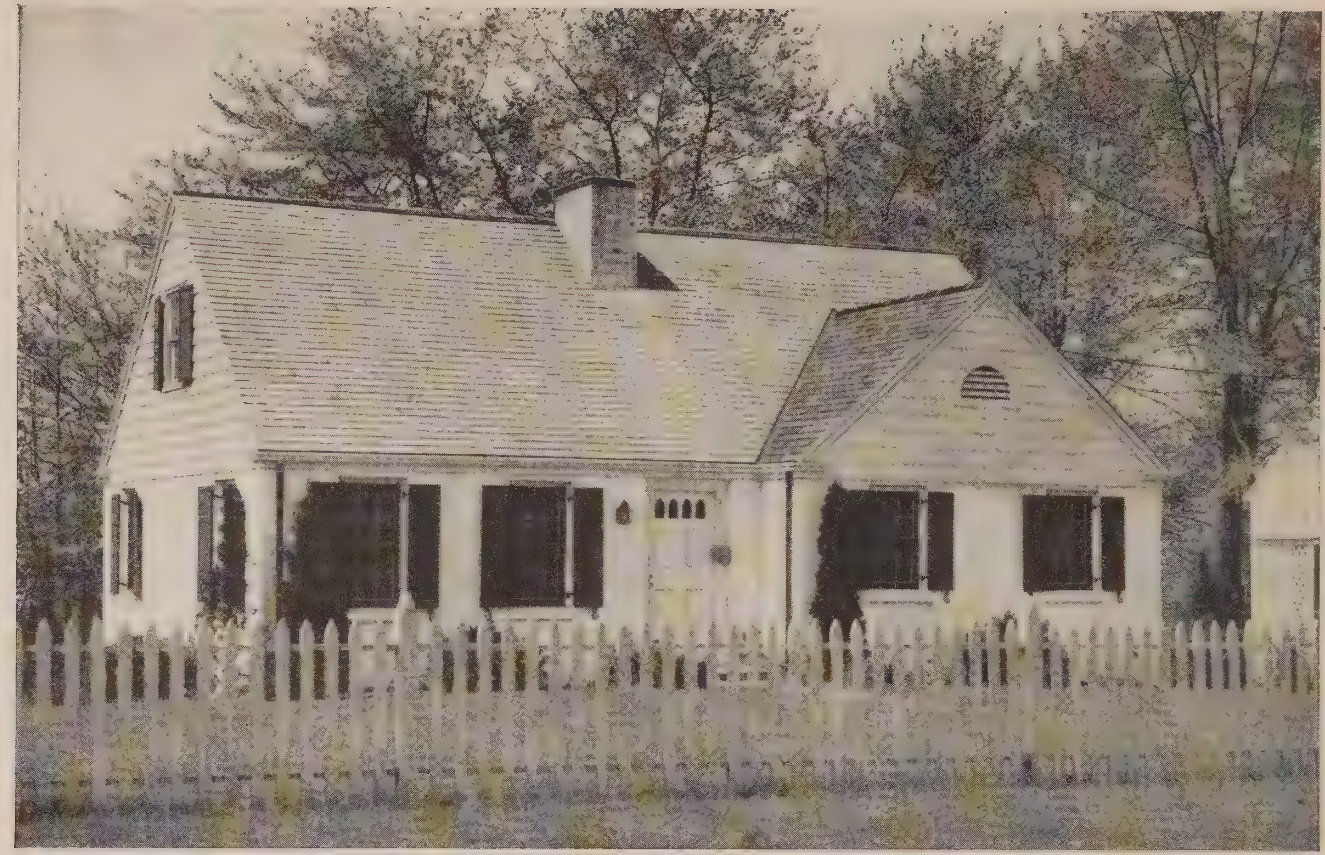
THE white-stucco side walls of this Early American home of the Luther Sculls, blend with white-clapboard gables, and the inviting, projecting entrance relieves the severity of the design. The classic stucco section is further softened by the gable and living-room wing of white clapboards. If you're on the hunt for home-planning ideas, study the floor plans of this home located in Madison, New Jersey. Working on his idea that the garage is the real front door today, Architect David Ludlow handled the plan so that you enter the front hall from the attached garage without pushing thru the kitchen. The living-room wing provides for outdoor vistas on three sides, with large French doors opening onto the terrace, and with an immense fireplace promising many a delightful evening before the fire in long winters. In the evenings, too, the study becomes a place for quiet meditation away from other activities of the home. These bedrooms are large and each is provided with generous closet space, with a linen closet, too, in the hallway. The bathroom has a closet for the bath linens. The largest bedroom has its own lavatory. Set apparently in the woodland, the house presents a warm-hearted appearance to those who call at its doors, and provides individual comfort and privacy for various interests.

ARCHITECT Robert Finkelhor built this French Colonial home on a budget of only $4,000, for the David Brickers of Los Angeles, California, incorporating features usually found only in expensive homes. Siding is one-inch redwood, woodshingle roof has tile coping, and the brick dado in front is built of plaster at the back to cut cost. The U shape allows for fine cross-ventilation and a center courtyard. Economies effected in details permit architectural features. For instance, elimination of ceiling moulding in the living-room and a fireplace finished with a simple moulding allowed money for the bay window niche, pine-paneled and painted white as are the walls and bookcases. This is an interesting gain thru these economies, adding attractive hominess and apparent size to the living-room. The dining-room bay window, facing the courtyard, provides not only additional space, but light—important consideration since the front window is small, typical of French Colonial. All proof that it isn't difficult to have a desirable and attractive home for a reasonable investment, with an intelligent plan as carried out by the team of the David Brickers and Mr. Finkelhor.

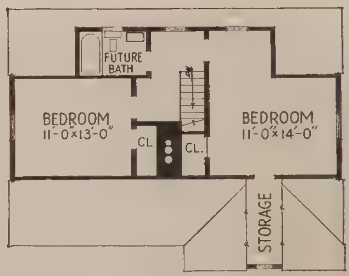

LAUNDRY
5'0×8'0
KITCHEN
8'-0"×10'-6"
CL.
SEA
TERRACE
SEAT
DINING-ROOM
10'-0"×12'-0"
BEDROOM
14'-0"×16'-0"
CL.
BOOKS
DOWN
HALL
VEST.
CL.
LINEN
UP
BEDROOM
10'-0"×12'-0"
BATH
SHOWER
LIVING-ROOM
15'-0"×24'-0"
GARAGE
14'-8"×16'-0"

PHOTOGRAPH BY FRED T. DAPPRICH

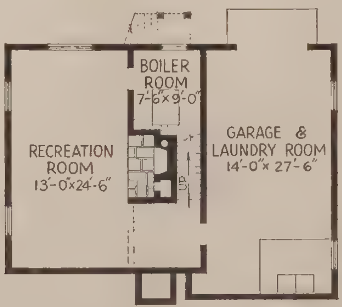




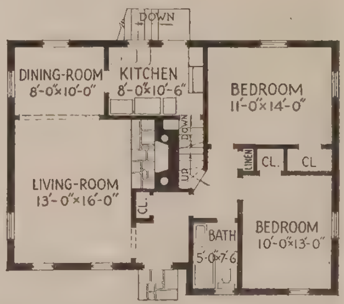
EXCEPT for the materials used, this design by Architect Kenneth W. Dalzell, of Summit, New Jersey, is reminiscent of the houses of Cape Cod. The Cape Cod house was usually built of gray shingles, but this is of concrete block, plastered with cement mortar on the outside, and whitewashed. The gable ends are of clapboard, painted white, and the roof is shingled. The front-door frame, altho slightly ornamented with carving, is very simple, and the picket fence is quite appropriate. The living-room has a fireplace with brick facing and wood mantel, set in a painted, pine-paneled recess. The space provided for dining, altho in the nature of an alcove, is sufficiently large to be comfortably furnished and conveniently used. Both bedrooms are large enough to accommodate twin beds, and the location of the tiled bathroom makes it possible for it to be quite conveniently used in conjunction with bedrooms on the second floor before a second bathroom is installed. The modest design belies the spaciousness.


FUTURE BATH
BEDROOM 11'-0"×13'-0"
CL
CL.
BEDROOM 11'-0"×14'-0"
STORAGE

SECOND FLOOR

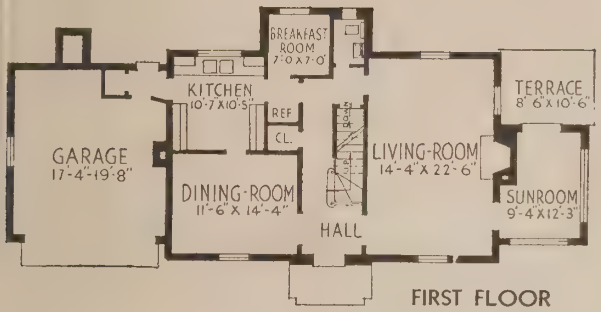

BOILER ROOM 7'-6"×9'-0"
RECREATION ROOM 13'-0"×24'-6"
UP
GARAGE & LAUNDRY ROOM 14'-0"× 27'-6"

BASEMENT

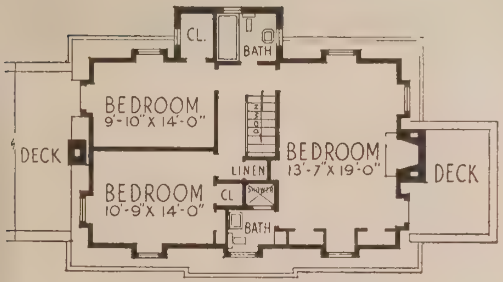

DOWN
DINING-ROOM 8'-0"×10'-0"
KITCHEN 8'-0"×10'-6"
BEDROOM 11'-0"×14'-0"
DOWN
LINEN
CL.
CL
UP
LIVING-ROOM 13'-0"×16'-0"
CL.
BATH 5'-0"×7'-6
BEDROOM 10'-0"×13'-0"

FIRST FLOOR

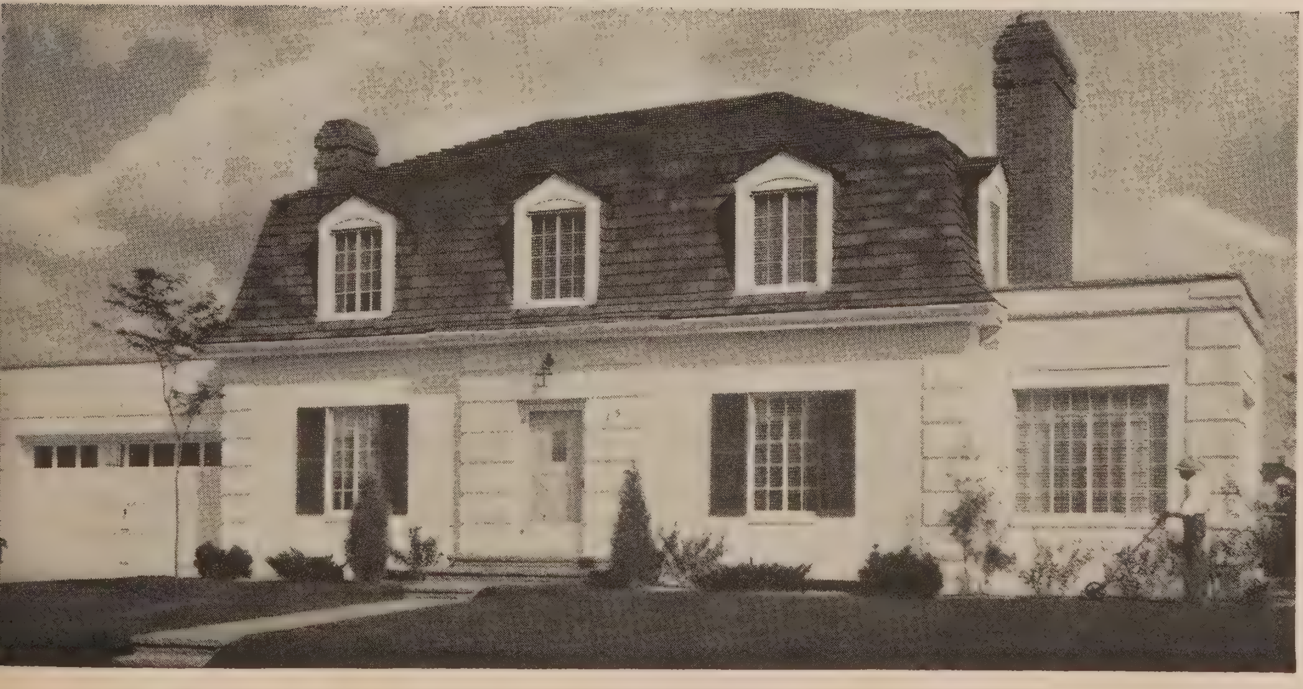
A MANSARD roof and brick walls painted white form a pleasantly symmetrical French Provincial exterior in this Denver, Colorado, home designed by Architect James Roger Musick. The corner quoins make interesting shadows, and the home is so oriented that the sun peeps into the kitchen and breakfast room in the morning and then into the sunroom in the afternoon. Musick used red pressed brick for this home. And that worked out nicely, for pressed brick cost from a half cent to a cent and a half less than face brick ordinarily used in Denver. Pay for painting, and costs become about the same. The attached garage is accessible thru the kitchen, and presents an unusually attractive appearance. A convenient closet at the back entrance houses the garden clothing, coveralls, and old felt hats. A downstairs lavatory is provided, while a shower is included in one upstairs bathroom and a tub in the other. The lower hallway provides access to any of the rooms without passing thru another. There is ample closet space on both floors. The large bedroom has two clothes closets, and is provided with a fireplace for coziness and comfort making it delightful for use as a sitting-room.

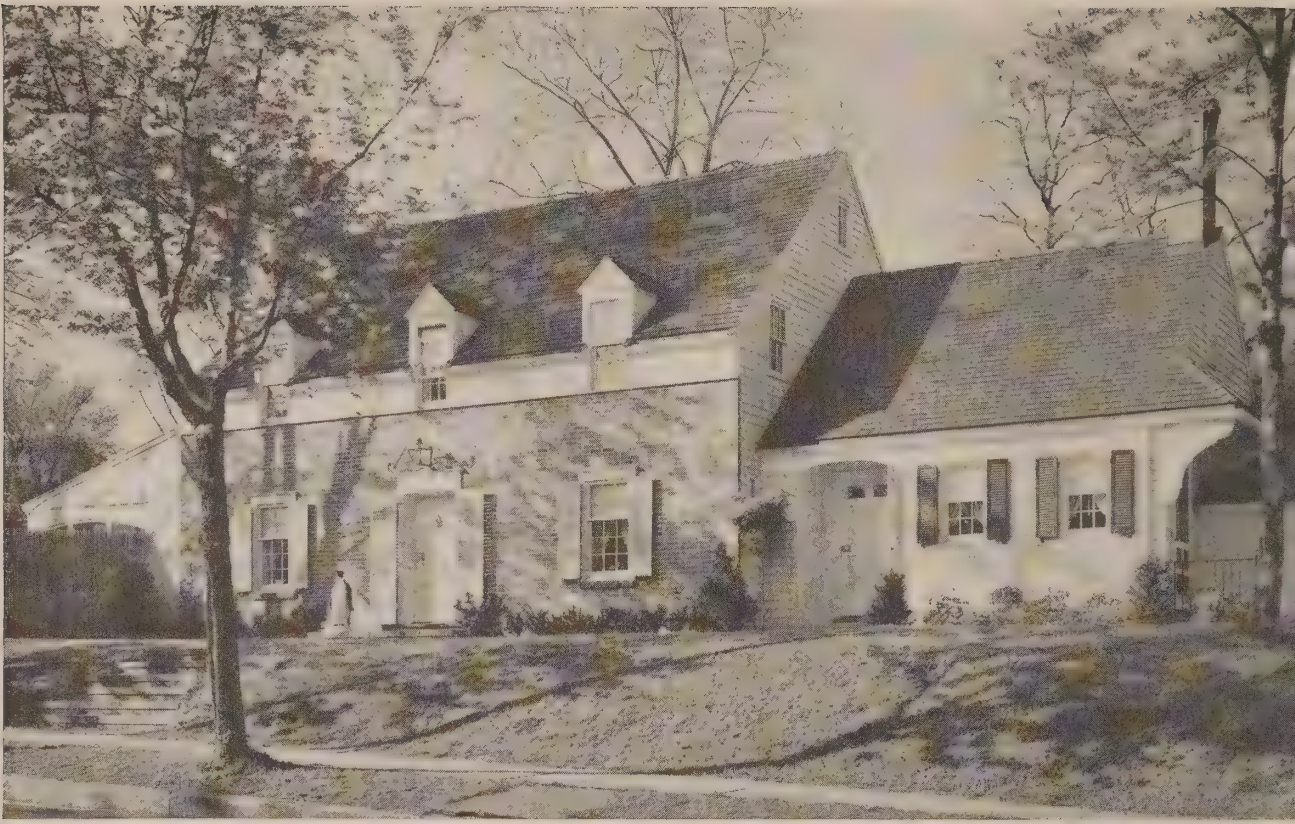

BREAKFAST ROOM 7'-0"x7'-0"
KITCHEN 10'-7"x10'-5"
REF
CL.
TERRACE 8'-6"x10'-6"
GARAGE 17'-4"x19'-8"
LIVING-ROOM 14'-4"x22'-6"
DINING-ROOM 11'-6"x14'-4"
SUNROOM 9'-4"x12'-3"
HALL

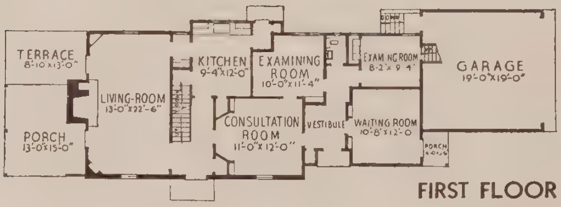
FIRST FLOOR


CL.
BATH
BEDROOM 9'-10"x14'-0"
DECK
BEDROOM 13'-7"x19'-0"
DECK
LINEN
BEDROOM 10'-9"x14'-0"
CL
SHOWER
BATH

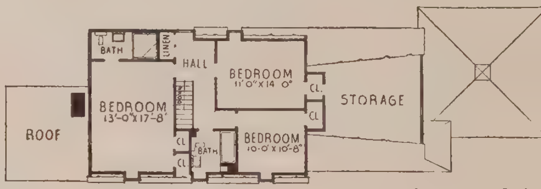
SECOND FLOOR






TERRACE
8'-10"x13'-0"
PORCH
13'-0"x15'-0"
LIVING-ROOM
13'-0"x22'-6"
KITCHEN
9'-4"x12'-0"
EXAMINING ROOM
10'-0"x11'-4"
CONSULTATION ROOM
11'-0"x12'-0"
VESTIBULE
EXAMINING ROOM
8'-2"x9'-4"
WAITING ROOM
10'-8"x12'-0
GARAGE
19'-0"x19'-0"
PORCH
DOWN

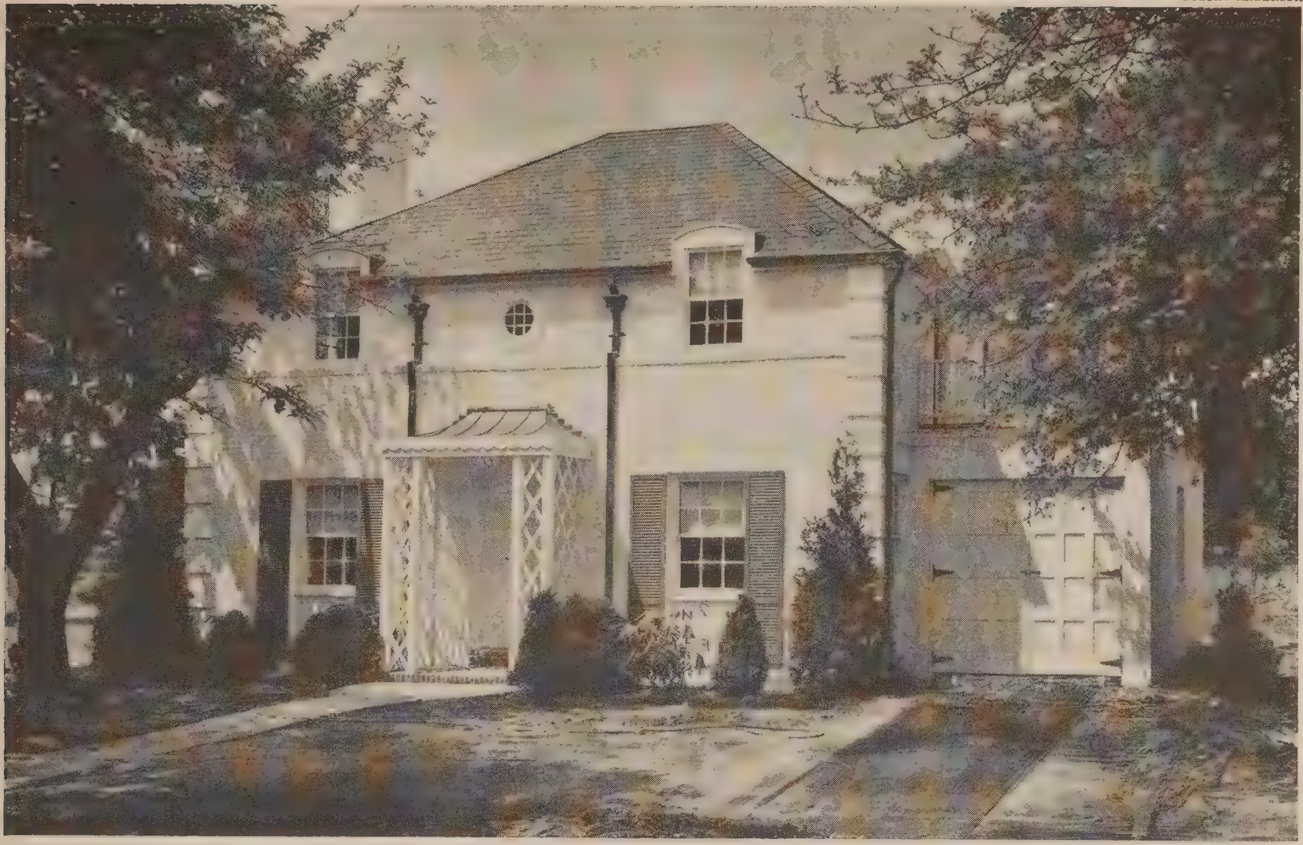
FIRST FLOOR

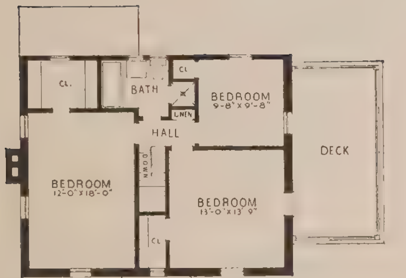

BATH
LINEN
HALL
BEDROOM
11'0"x14'0"
BEDROOM
13'-0"x17'-8"
ROOF
CL.
CL
CL
CL.
BATH
BEDROOM
10-0"x10'-8"
STORAGE

SECOND FLOO

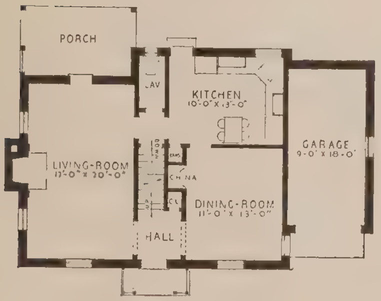
DOCTOR Winthrop H. Hall, Westfield, New Jersey, had Architect Raymond O. Peck, Summit, New Jersey, design a Southern Colonial home to include his offices, and the pleasing result has a second street door to the offices in the right wing. The house is adapted to a corner lot falling sharply to the right, permitting attached garage to open on a side street remote from living quarters. The home is so designed that should the doctor wish to retire from practice, the consultation room near the kitchen can become a dining-room, waiting-room a den with outside entrance, and examining-rooms bedrooms. French doors open from the living-dining-room to a wide terrace, and a high woven fence gives privacy to veranda and side yard. Woodwork is off-white; walls of living-rooms are eggshell. The doctor fashioned Colonial hardware from brass. Foundation is waterproofed, solid cinder block, and girders are steel. Examining-rooms, lavatories, and bathrooms are tiled. There is ready access to the equipped kitchen from basement, front hall, living-room, or from outdoors, with rear-entry closet space for work clothing. In the basement are recreation-, work-, servant's-, and boiler-rooms, and an equipped laundry. Tho it is uniquely designed, here is a home that will mellow with the years.

GUSTAV ANDERSON




CL.
BATH
CL
BEDROOM
9-8" x 9'-8"
LINEN
HALL
DECK
DOWN
BEDROOM
12'-0" x 18'-0"
BEDROOM
13'-0" x 13' 9"
CL

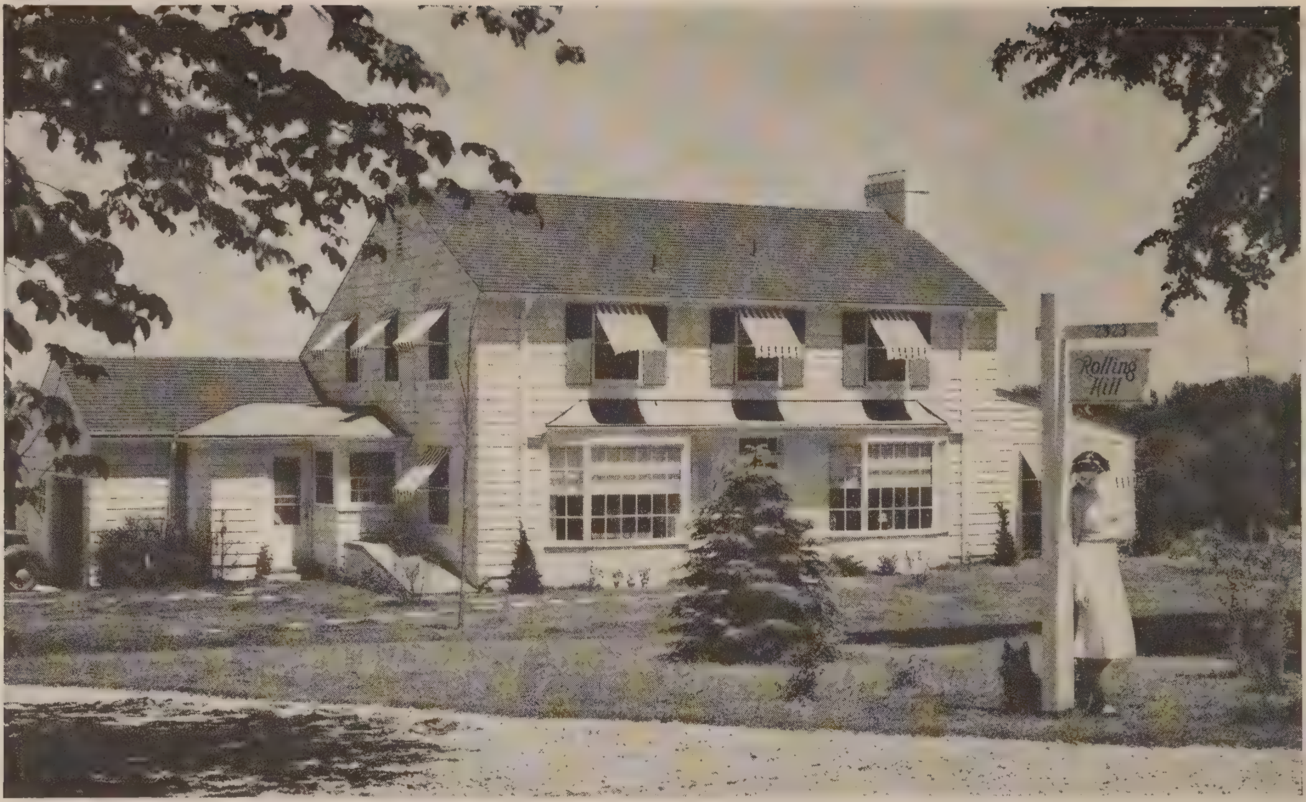
SECOND FLOOR

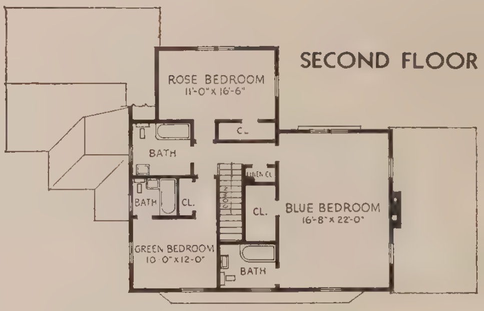

PORCH
LAV
KITCHEN
10'-0" x 13'-0"
GARAGE
9-0' x 18-0'
LIVING-ROOM
13'-0" x 20'-0"
DOWN
CHINA
CL
DINING-ROOM
11'-0" x 13'-0"
HALL

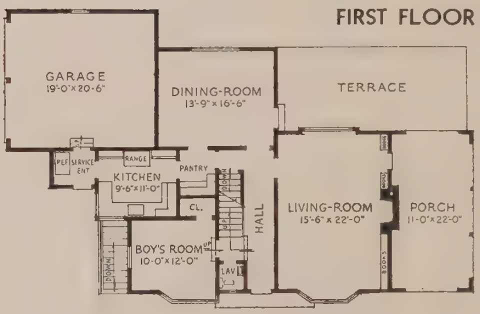
FIRST FLOOR

THIS well-bred little envoy of good planning and good building, designed by Architect Maxmillian Johnke, is in West Hempstead, Long Island. It has the symmetry and formal lines of a French Manor, and shows the essential economy and beauty of a simple but free plan. Its simple and classic form belies the small size. The exterior is whitewashed brick below smooth plaster, and blue blinds to the ground strike a rich contrast. All eaves, outside piping, and entrance-door roof are copper; the roof is slate. Access to the garage is thru the dining-room. Thruout the house, floors are oak, the pine trim painted and enameled off-white. The dining-room has a recessed china cabinet, and radiators are recessed to save space. The deck over the garage is reached thru a door in the guest bedroom. Wallpaper thruout the house is Colonial—in the dining-room a figured deep blue above a wainscot enameled off-white. The living-room has a large Colonial, pine-mantel fireplace, and the porch is reached thru a French door, which, with the windows, lends much sunshine and light. A fine feature of the step-saving kitchen is a central unit which not only illuminates, but ventilates, and cools as well.

HEDRICH-BLESSING STUDIO

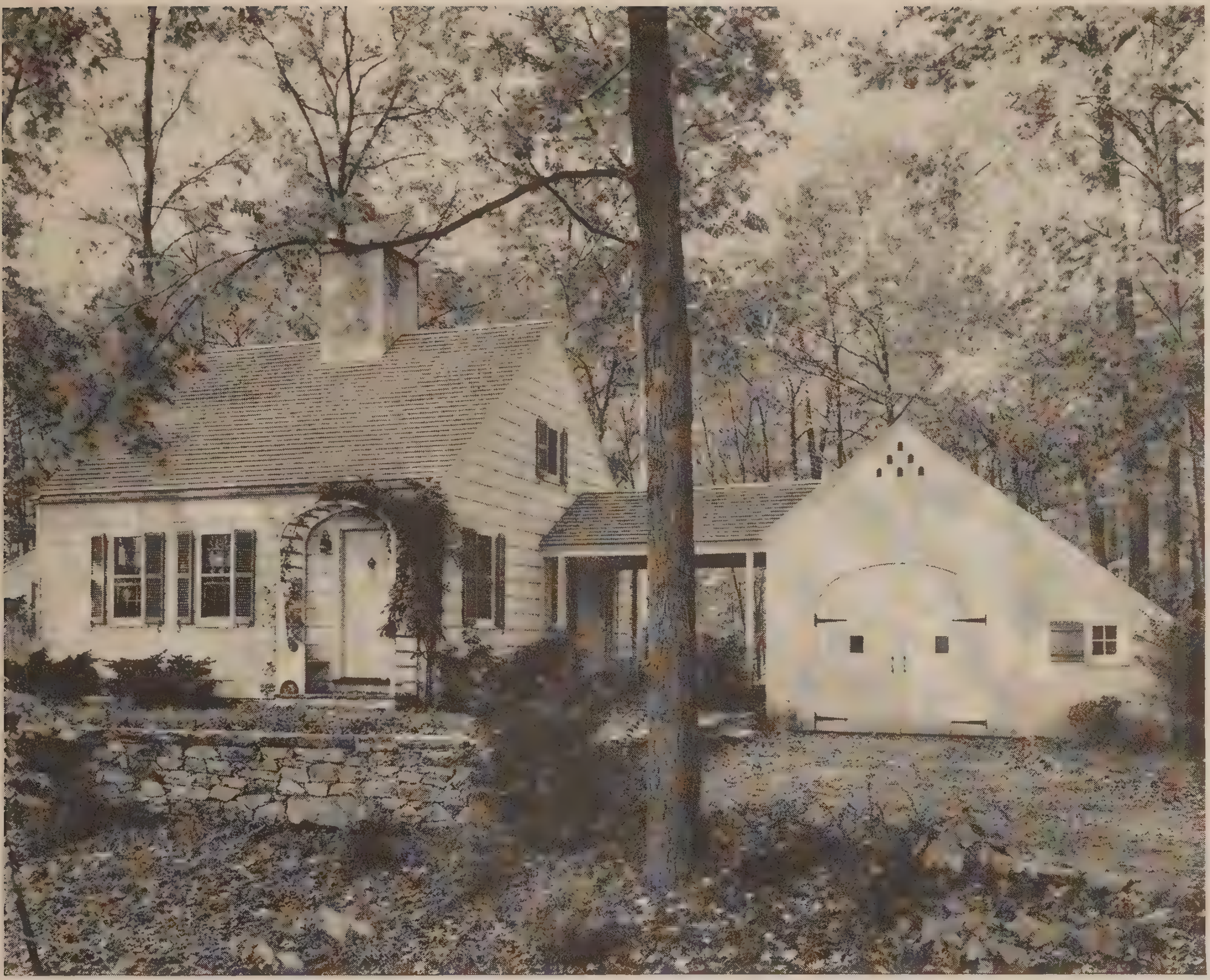

Rolling Hill


SECOND FLOOR
ROSE BEDROOM 11'-0" x 16'-6"
CL.
BATH
BATH
CL.
LINEN CL.
CL.
BLUE BEDROOM 16'-8" x 22'-0"
GREEN BEDROOM 10'-0" x 12'-0"
BATH

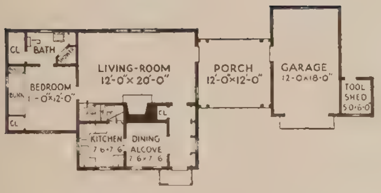

FIRST FLOOR
GARAGE 19'-0" x 20'-6"
DINING-ROOM 13'-9" x 16'-6"
TERRACE
REF.
SERVICE ENT.
RANGE
PANTRY
KITCHEN 9'-6" x 11'-0"
CL.
HALL
LIVING-ROOM 15'-6" x 22'-0"
PORCH 11'-0" x 22'-0"
BOY'S ROOM 10'-0" x 12'-0"
LAV.
DOWN

DR. AND Mrs. Frank R. Holbrook, of Des Moines (Mrs. Holbrook is *Better Homes & Gardens'* home-furnishings editor), scaled their home for present needs, with room to welcome their trio of children. Designed by Architect J. Woolson Brooks to cling to a hilltop, it avoids the lament that the home seems huge when children set out for themselves. The living-room, with front-door invasion prevented by hallway, has a fireplace-wall massed with bookshelves. Big dining- and living-room windows feature a fine view of the city below. The screened porch with awnings is a summer delight. Shelves and cupboards flank the dining-room window, and a Dutch door opens onto the terrace. The pantry protects good china and linen, insulates the dining-room from kitchen noises, is papered like the dining-room and has kitchen-matching linoleum. Corner windows light the kitchen and free walls for cupboards; doors open to the garage, outdoors, and hall, with no passing thru any room to answer the front door. The lower bedroom with adjacent lavatory becomes a wrap-room for guest use, with a desk as dressing table. The large bedroom upstairs has three exposures—a delightful sitting-room. Shell-pink paper of its bathroom and closet blend with its powder-blue walls. The rose room has a door-mirror to enlarge it, a view of the valley, and closet space for two. Its bathroom is off the hall, available to the downstairs bedroom, while the other bedroom has its own bathroom.

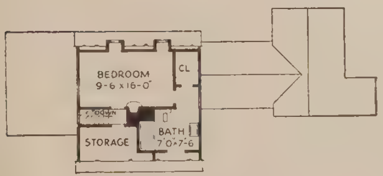
PHOTOGRAPH BY RICHARD AVERILL SMITH



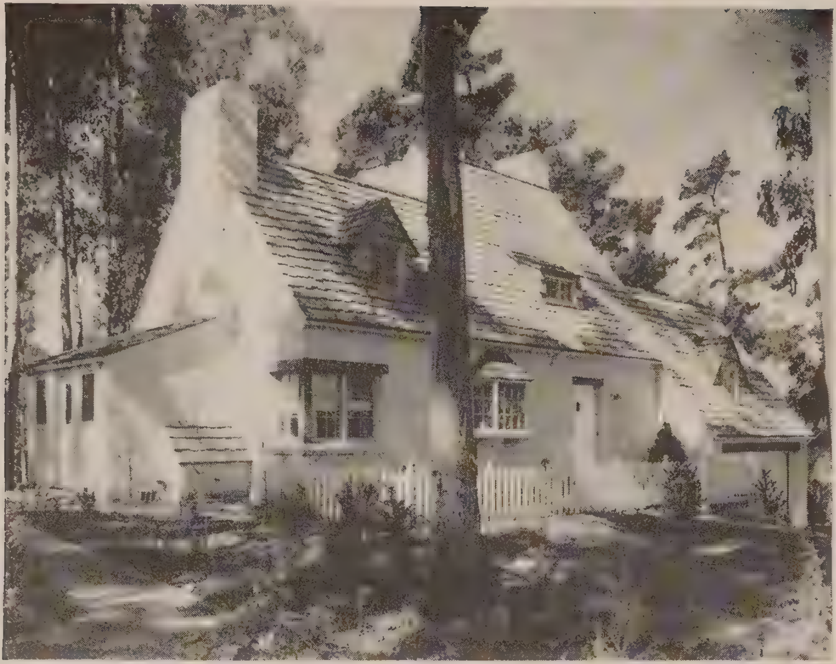
DESIGNED by Architects Goggin & Hedlander, Greenwich, Connecticut, to be Architect Hedlander's own home, this house has an informality suited to its woodsy site. The flagged porch looks out on a winding road in front and onto the slopes behind. The batten door suggests pioneer days, and solid fir gutters, green shutters, fat stucco chimney, door light, and knocker copy early craft. The garage suggests Early American salt-box design, with the small toolhouse making a long, sloping roofline. Pigeon roosts and openings relieve the garage front, adding distinction. The living-room has a fireplace wall of pine, paneled and painted off-white, and its other walls have small-figured Colonial paper. To save space for other rooms, the dining-room is reduced to an alcove, and the stairway rises behind the fireplace wall. The first-floor bedroom-study has wide-pine-board floor, and built-in bookshelves over the convertible bunk. The kitchen is efficiently compact—gay linoleum floor contrasting with off-white finish of cabinets, range, and work spaces. With all its charm, the house is built to standard specifications, has concrete-block foundation and frame construction. Roof and sidewalls are shingled, the chimney cement plastered. Flashings are copper, the windows factory-built units, weather-stripped and spring balanced. Insulation, wiring, heating, and hardware are of the best that the market offers for each purpose.


CL
BATH
LIVING-ROOM
12'-0"× 20'-0"
PORCH
12'-0"×12'-0"
GARAGE
12-0×18-0"
BEDROOM
BUNK
1 -0"×12'-0"
TOOL
SHED
5.0×6-0
CL
CL
KITCHEN
7 6×7 6
DINING
ALCOVE
7 6×7 6

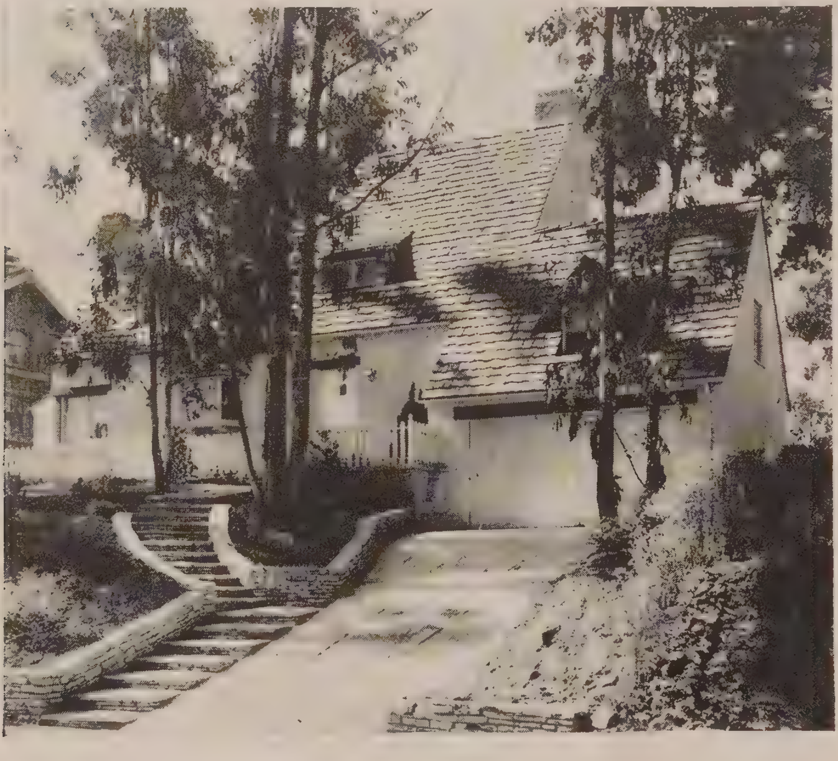
FIRST FLOOR


BEDROOM
9-6 x16-0"
CL
DOWN
STORAGE
BATH
7'0"×7'-6

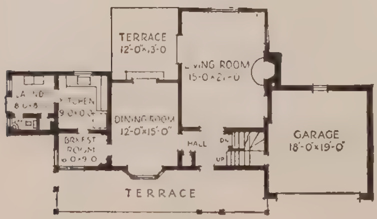
SECOND FLOOR



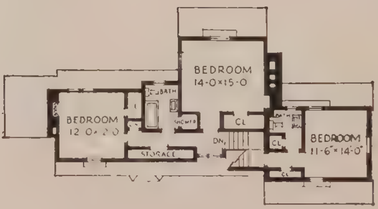
WATERS AND HAINLIN STUDIOS



LOCATED on an elevated site, with its rear or garden side overlooking the magnificent view of San Francisco Bay, the home of Mr. and Mrs. Carrel Weaver very successfully combines the use of a number of interesting materials, is in excellent scale, and provides a solution for street entrance to a garage that is both practical and altogether satisfactory architecturally. The roof, of hand-split cedar shakes, is well handled, and the variety and shape of the dormers, simplicity of the garage, and treatment of the sidewalk approach are all distinctive. Room arrangement is designed to preserve the unusually fine view from all of the principal rooms without penalizing at all the practical arrangements for access to the house. Miller and Warnecke, Oakland, California, were the architects who created the design for this delightful home.

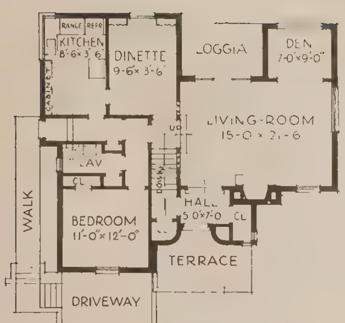

TERRACE
12'-0"×13'-0
LIVING ROOM
15-0×21-0
LAUND
KITCHEN
DINING ROOM
12'-0"×15'-0"
BRKFST ROOM
HALL
DN
UP
GARAGE
18'-0"×19'-0"
TERRACE

FIRST FLOOR

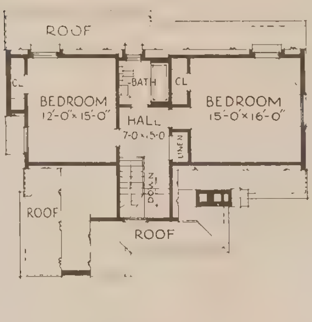

BEDROOM
14-0×15-0
BATH
BEDROOM
SHOWER
CL
DN
STORAGE
BATH
CL
BEDROOM
11-6"×14-0"
CL

SECOND FLOOR

MODERN, yet rugged and quaintly charming, is this home of the Wendell W. Monroes, Salt Lake City, Utah. It's built on a street that slopes off to the right, and tho the house to the left of it rears high, it belongs precisely where it is; for the architect, Lorenzo S. Young, compensated for the big house next door, and the lot on sloping grade by placing the basement garage on the high side and the living-room and front entrance on the low side at a floor level below that of the rest of the house. Exterior walls are of cement-block construction, painted white. Trim is yellow. The rough timber around the front entrance and the garage, and the garage and front doors are stained brown and silvered with white lead. Steel sash are used thruout the house, and the porch and walks are flagstone. The living-room ceiling is of native wood beams, and the living-room, hall, and den are done in knotty pine, painted old ivory. A dinette of ample size takes the place of a large dining-room and breakfast room. Careful planning creates a home of long-lasting pleasure.

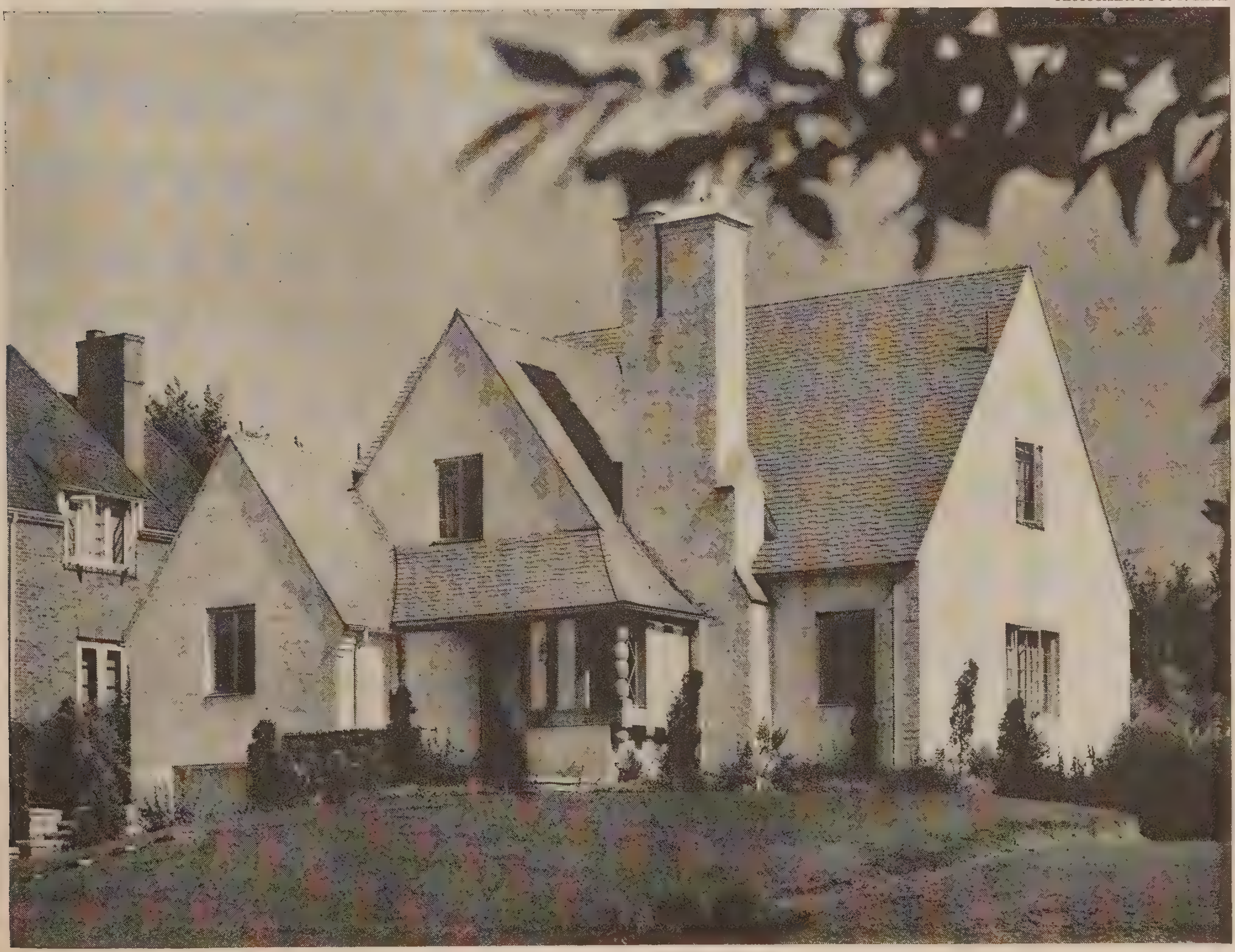

RANGE
REFR
KITCHEN 8'-6"x 3' 6"
CABINET
DINETTE 9-6x 3-6
LOGGIA
DEN 7-0"x9-0"
LIVING-ROOM 15-0 × 21-6
UP
LAV
CL
DOWN
BEDROOM 11'-0"x12'-0"
HALL 5 0"x7-0
CL
TERRACE
WALK
DRIVEWAY

FIRST FLOOR


ROOF
CL
BATH
CL
BEDROOM 12'-0"x 15'-0"
HALL 7-0 x 5-0
BEDROOM 15'-0"x16'-0"
LINEN
DOWN
ROOF
ROOF

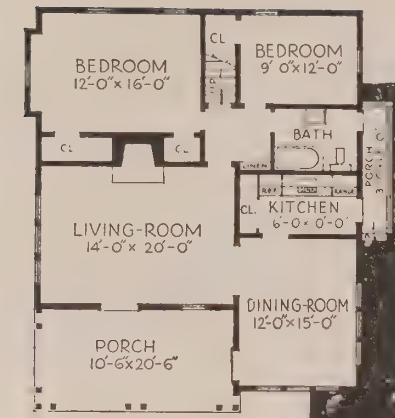
SECOND FLOOR

PHOTOGRAPH BY D. F. DAVIS

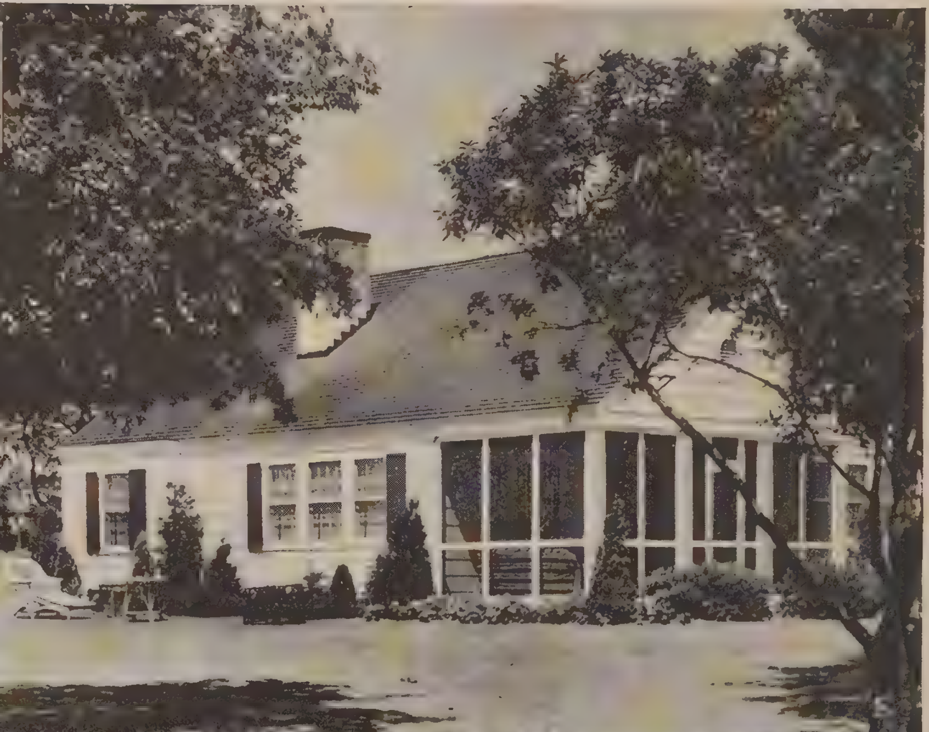


TWO SUMMER HOMES

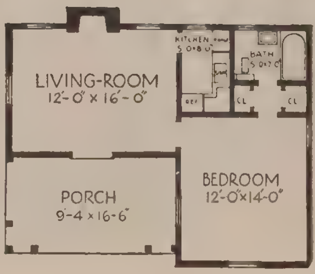
Designed by Architect Olive F. Tjaden

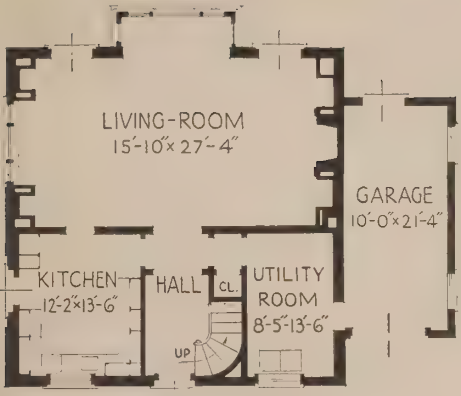

BEDROOM
12'-0"× 16'-0"
CL
BEDROOM
9' 0"×12'-0"
BATH
CL
CL
LINEN
PORCH
REF
SINK
RANGE
CL.
KITCHEN
6'-0× 8'-0"
LIVING-ROOM
14'-0"× 20'-0"
DINING-ROOM
12'-0"×15'-0"
PORCH
10'-6"x20'-6"

For the larger family this scheme provides another bedroom and a dining-room which, of course, could be utilized as a bedroom with very slight changes. But close to the water, a separate outside entrance was provided to the bathroom for direct access from beach

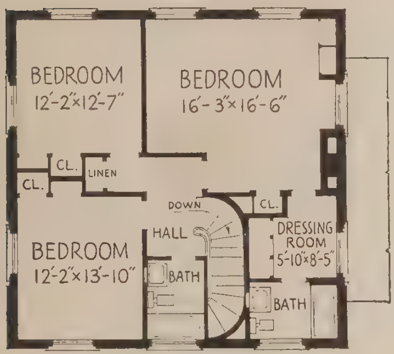


In this cottage the major space is devoted to an ample double bedroom with bathroom and a living-room opening on a porch well adapted to informal living and entertaining so pleasant during vacationtime. The kitchen-service space is reduced to a minimum, being, in fact, merely a kitchenette, but is quite ample for its purpose. The meals are served in the end of the living-room on a folding table


KITCHEN
5'0×8'0
BATH
5'0×7'0
LIVING-ROOM
12'-0"× 16'-0"
REF
CL
CL
BEDROOM
12'-0"×14'-0"
PORCH
9'-4 × 16'-6"


LIVING-ROOM
15'-10"×27'-4"
GARAGE
10'-0"×21'-4"
KITCHEN
12'-2"×13'-6"
HALL
CL.
UTILITY
ROOM
8'-5"-13'-6"
UP

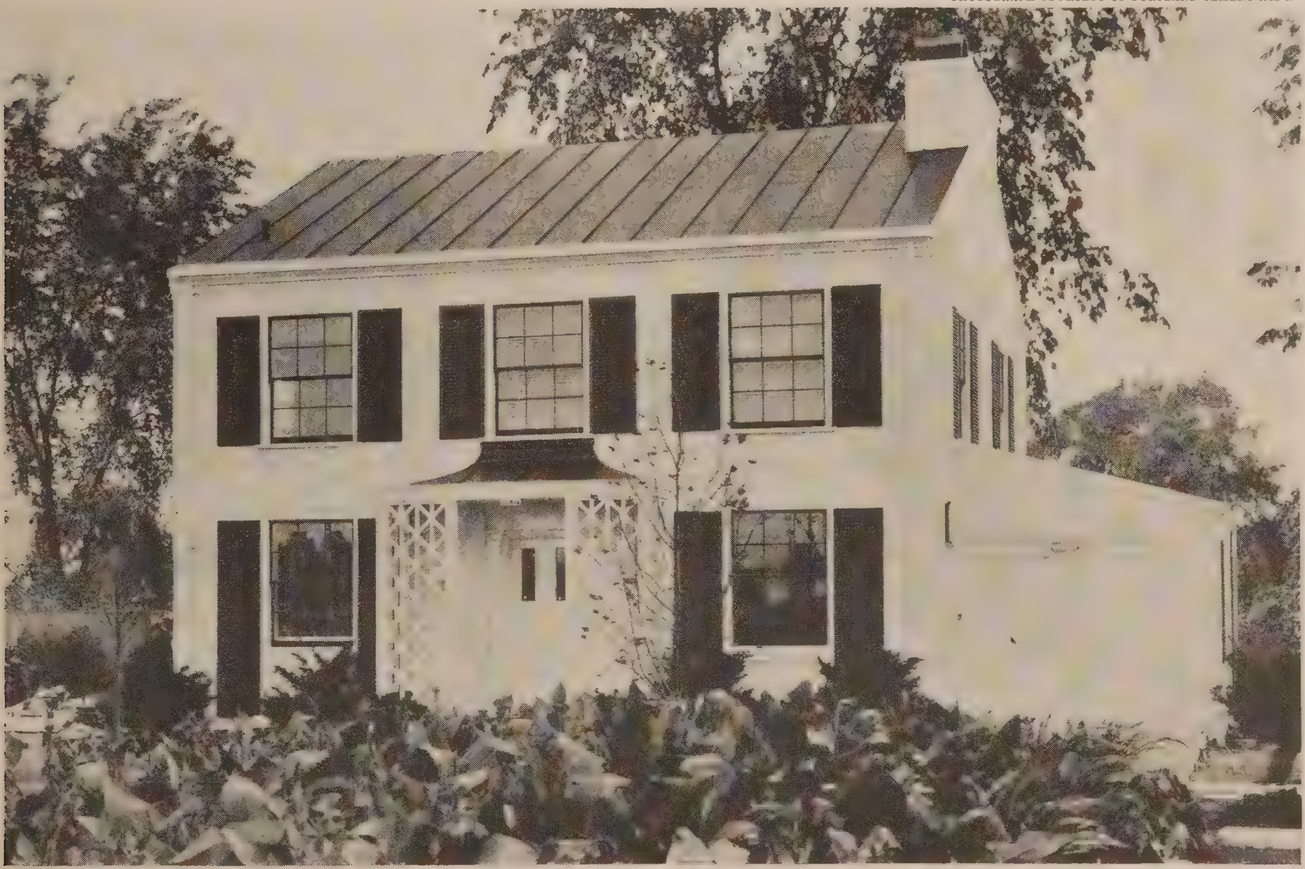
FIRST FLOOR

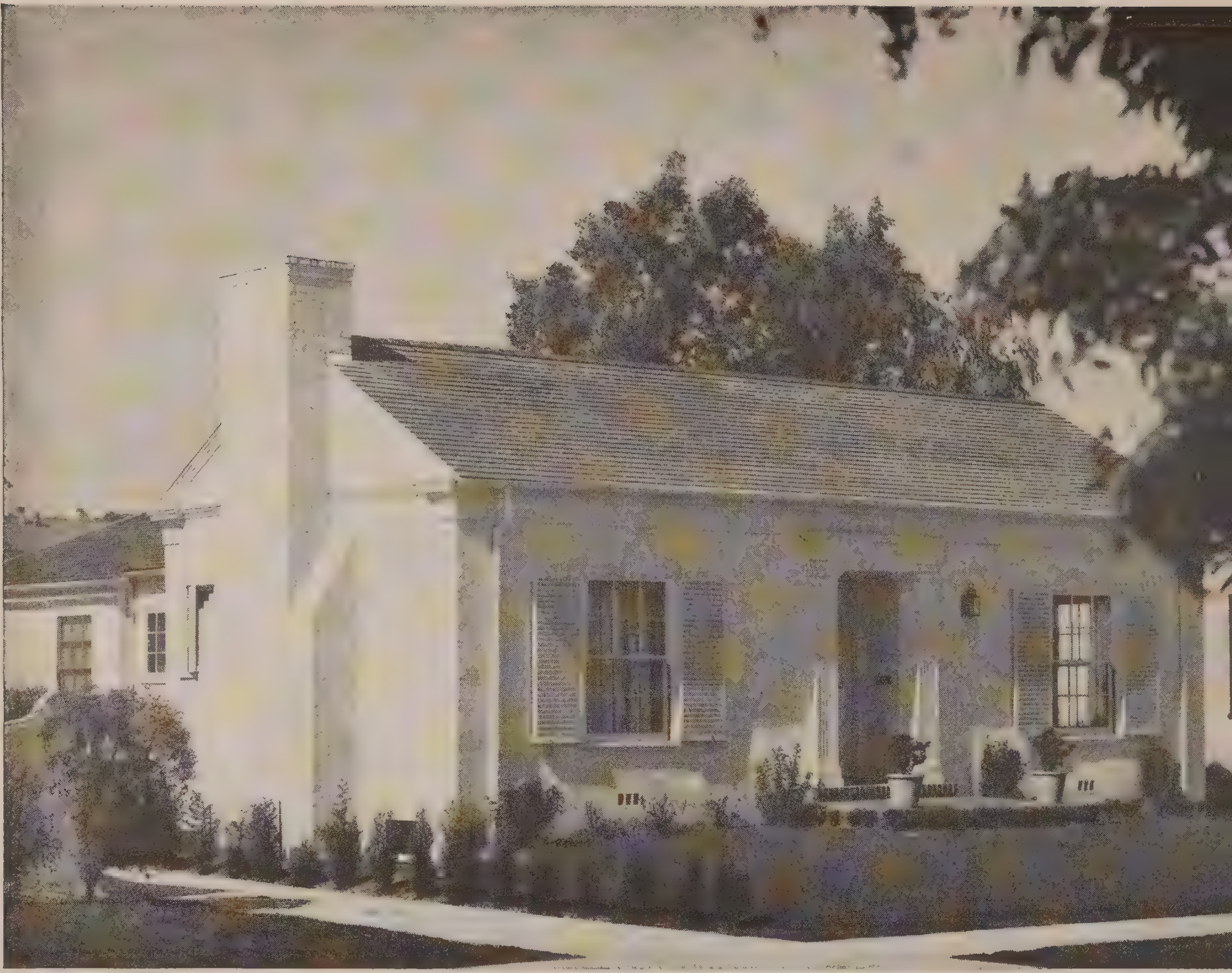

BEDROOM
12'-2"×12'-7"
BEDROOM
16'-3"×16'-6"
CL.
CL.
LINEN
DOWN
CL.
HALL
DRESSING
ROOM
5'-10"×8'-5"
BEDROOM
12'-2"×13'-10"
BATH
BATH

SECOND FLOOR

DOES the first-floor plan of this house surprise you? Consider it seriously if your home must face a busy thorofare, or if you hope to concentrate on a back-yard garden. Kitchen and first-floor utility room face the street, with large living-room (quite adequate to serve also as dining-room) to the rear. Garage has easy street access. Upstairs, the plan is more conventional, except that here, again, the main bedroom is on the rear, with its bath to the street side. Fireproof in construction, first and second floors are of 2½-inch slab reinforced concrete on 8-inch precast concrete joists. Partitions are of concrete masonry, and the house has concrete ashlar walls. (Concrete ashlar means that the building units are moulded from concrete and are laid by a mason in a wall.) Architects Frazier and Raftery designed and supervised this house in Chicago.

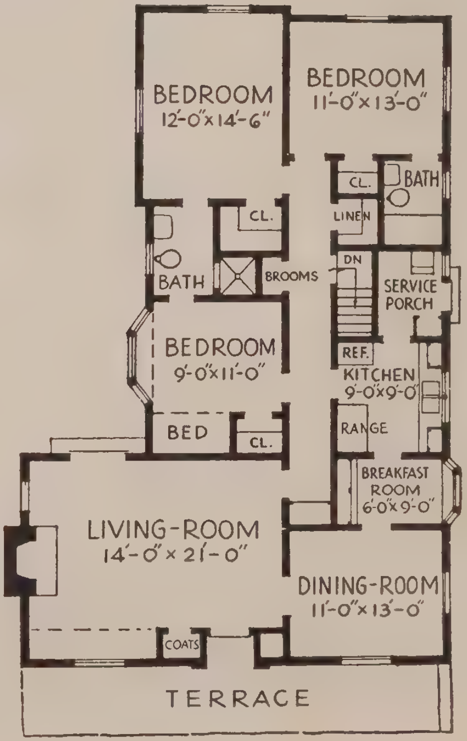
PHOTOGRAPH COURTESY OF PORTLAND CEMENT ASS'N

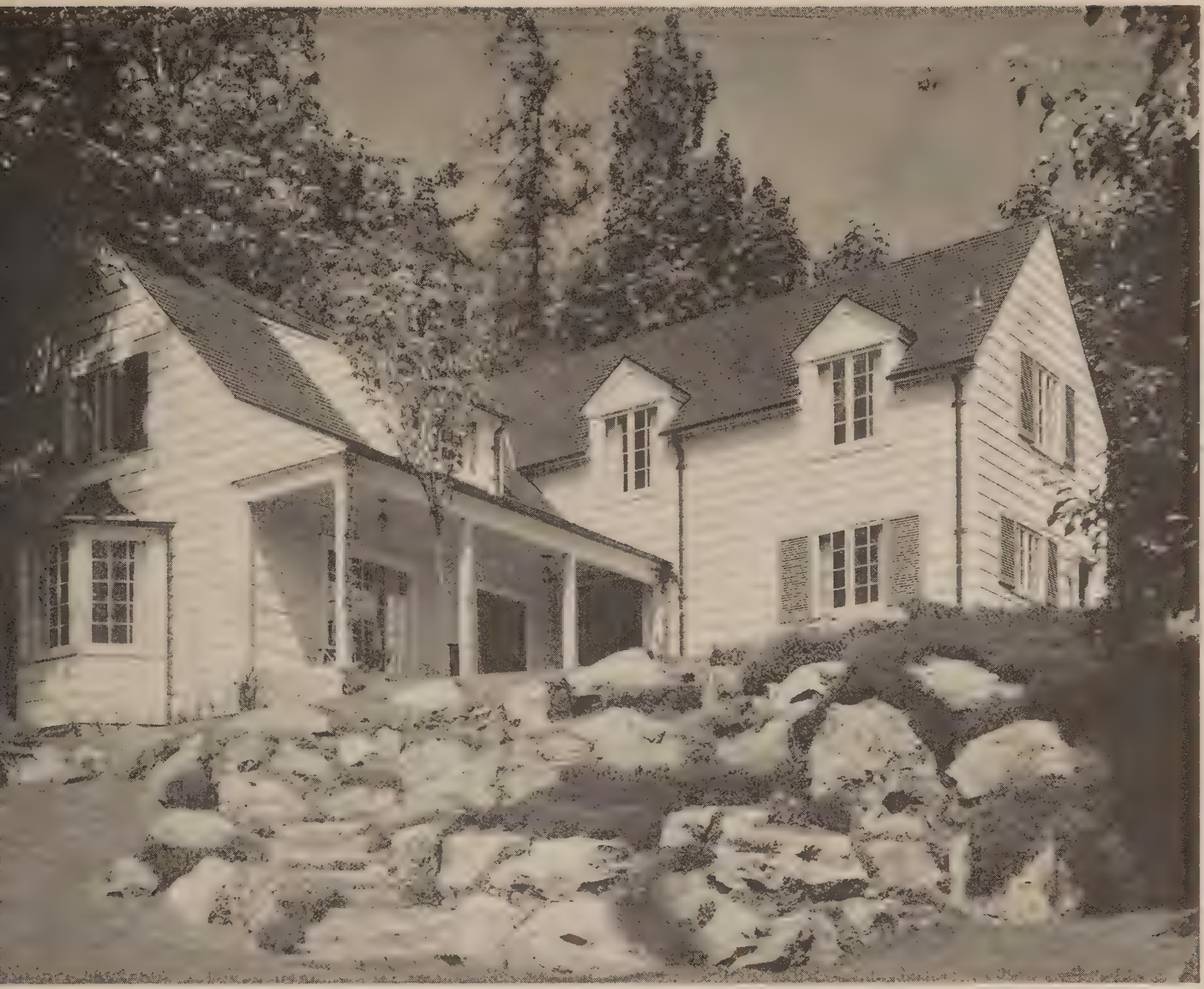




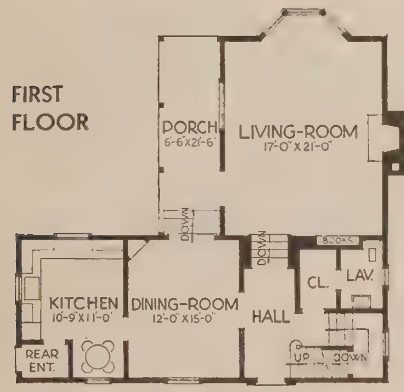
PHOTOGRAPH BY THE MOTT STUDIO

EXCEPT for the dark shade of its shingled roof and the light red bricks of entrance stoop and path leading to it, this small California Colonial house is all very light in tone. It has cream stucco walls; white shutters, trim, and door; brick chimney painted cream. The home's simple, beautiful lines and this unbroken use of white make it appear larger than it really is. Entrance door, fluted pilasters, wood cornice, and window trim are all small in scale for the same purpose. Designed by Architect H. Roy Kelley, for Mr. and Mrs. H. W. McGowan, of Los Angeles, it is situated on a 50- x 150-foot lot. The McGowans wished the living-room to be as light and sunny as possible, with a window in both the south and east walls and French doors opening into the garden. Their own corner bedroom and that of their small daughter also open on the garden. All rooms accommodate furniture brought from a former home, and the house is so placed that there is sufficient room for the 2-car garage, a drying yard, sand pile and gymnasium apparatus, and garden.

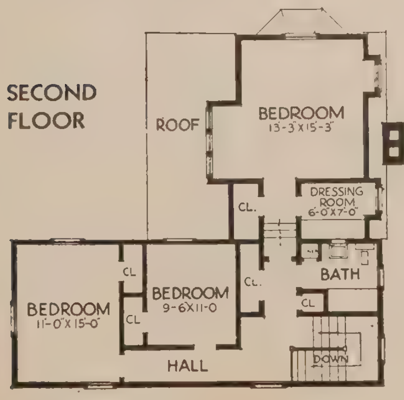

BEDROOM
12'-0"x14'-6"
BEDROOM
11'-0"x13'-0"
CL.
BATH
CL.
LINEN
BATH
BROOMS
DN
SERVICE PORCH
BEDROOM
9'-0"x11'-0"
REF.
KITCHEN
9'-0"x9'-0"
BED
CL.
RANGE
BREAKFAST ROOM
6'-0"x9'-0"
LIVING-ROOM
14'-0"x21'-0"
DINING-ROOM
11'-0"x13'-0"
COATS
TERRACE



PHOTOGRAPH BY DEPUE, MORGAN & CO.

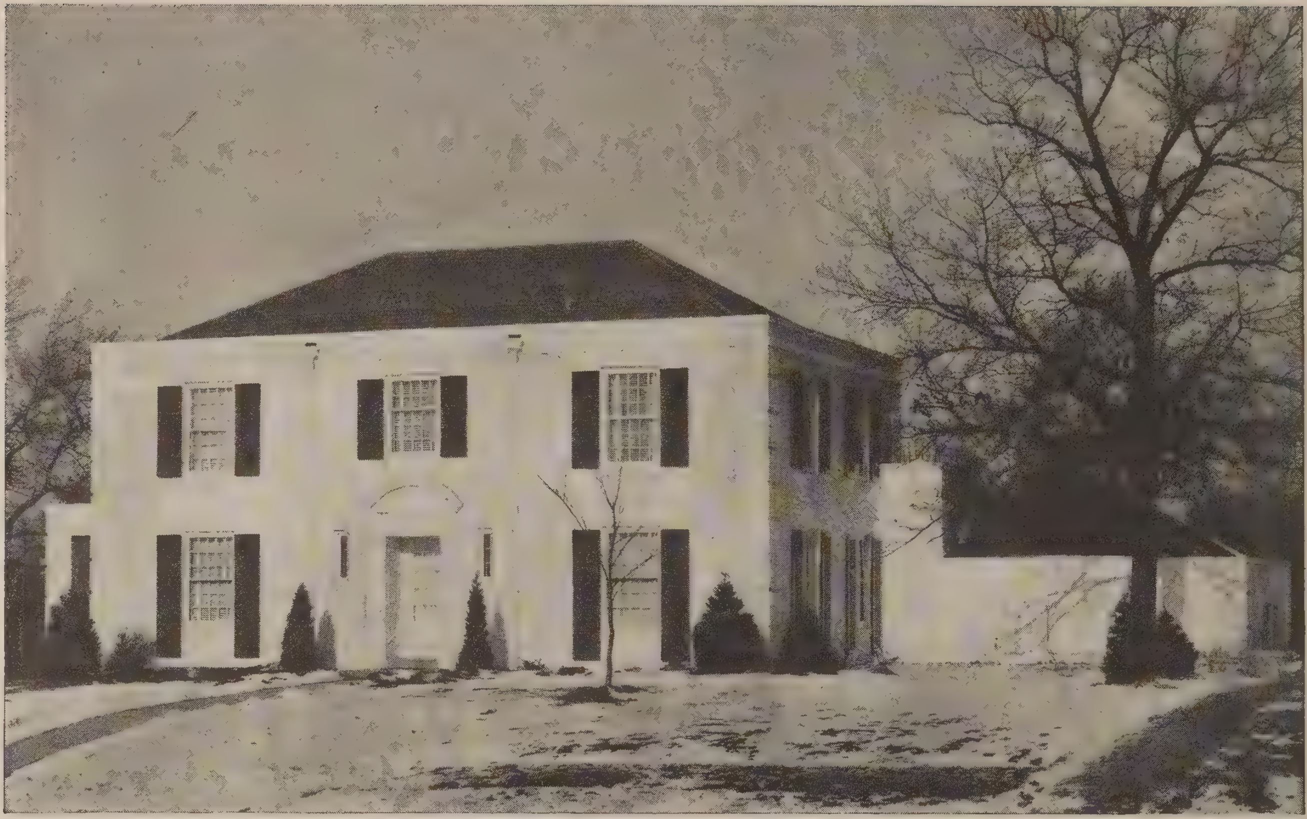


FIRST FLOOR
PORCH 6'-6"x21'-6"
LIVING-ROOM 17'-0"x21'-0"
DOWN
BOOKS
CL.
LAV.
KITCHEN 10'-9"x11'-0"
DINING-ROOM 12'-0"x15'-0"
HALL
REAR ENT.
UP
DOWN



SECOND FLOOR
ROOF
BEDROOM 13-3"x15-3"
CL.
DRESSING ROOM 6'-0"x7'-0"
CL
BEDROOM 9-6x11-0
CL.
BATH
BEDROOM 11'-0"x15-0"
CL
CL
HALL
DOWN

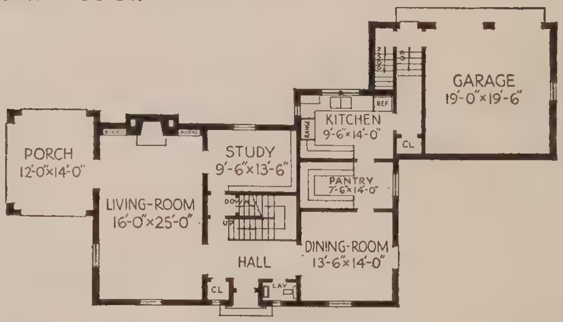
IT'S exciting to build on the "problem" lot, and this chaste, Colonial, L-shaped home was planned for a rugged ravine on a Seattle site which overlooks Puget Sound. The lot, facing east, drops sharply 14 feet below street level, then makes a long, sloping descent to a lower street, where the garage is built. It has been terraced, and the house set far back from the street, with hall, dining-room, and kitchen on the street side. There really isn't a back to the house —just an inconspicuous service entrance with cement platform and iron handrail at southeast corner. The living-room's bay window faces west, overlooks the sound. An intriguing architectural feature is the "view" window, seven panes wide, which looks southward from the living-room, thru the slim posts of the red-brick floored porch, and over the lawn. Planned by Architects Arthur Loveless and Lester Fey, for Mr. and Mrs. Joel McFee, it cost $8,600 to build, including architects' fee and the rock garden, but not the garage.



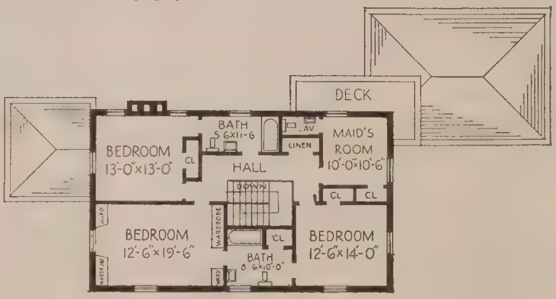
PHOTOGRAPH BY STANLEY

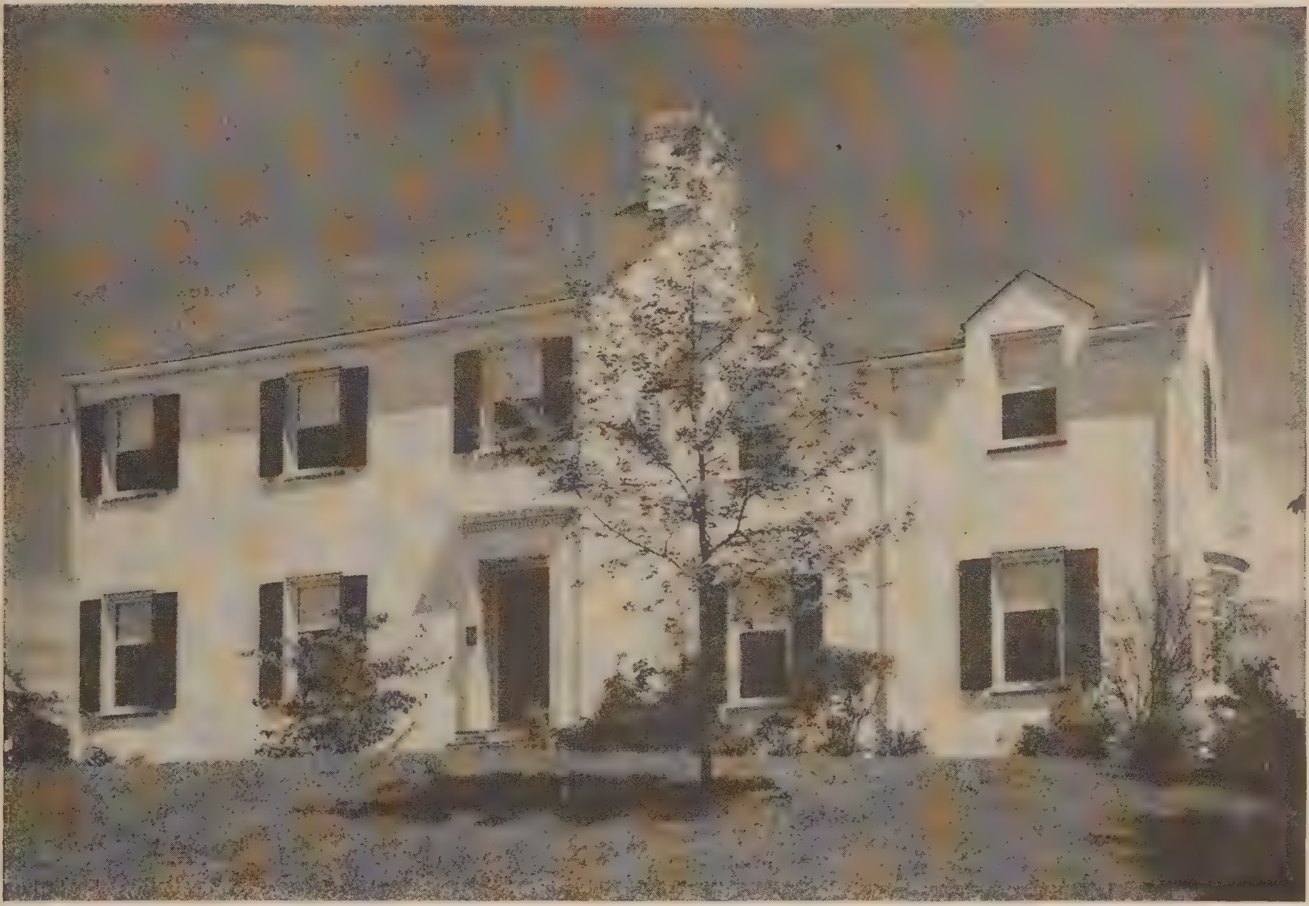
THIS house, designed by Architect John Normile and built in Des Moines, Iowa, follows the Georgian tradition with its rectangular plan and balanced facade. The quoined corners, full-length blinds, and recessed entrance add interest to the composition, as do the flanking wings, the right one of which contains a garage at a lower level than the main house. The stair arrangement parallel to the long axis allows room for a comfortable study adjoining the living-room. The bedrooms and baths in the second story are unusually commodious and well lighted by the very large windows. The exterior of the house is painted common brick, and, for the roof, asbestos shingles were selected.

FIRST FLOOR

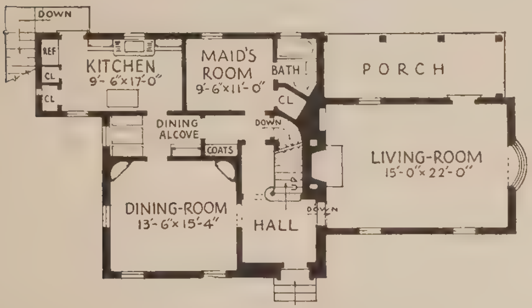

GARAGE
19'-0"×19'-6"
DOWN
UP
REF
KITCHEN
9'-6"×14'-0"
RANGE
CL
PORCH
12'-0"×14'-0"
BOOKS
STUDY
9'-6"×13'-6"
PANTRY
7'-6"×14'-0"
LIVING-ROOM
16'-0"×25'-0"
DOWN
UP
DINING-ROOM
13'-6"×14'-0"
HALL
CL
LAV

SECOND FLOOR

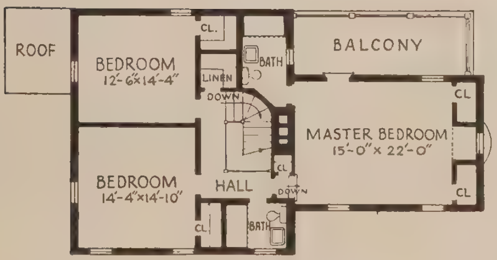

DECK
BATH
5 6X11-6
LAV
MAID'S
ROOM
10'-0"×10'-6"
LINEN
BEDROOM
13'-0"×13'-0"
CL
HALL
DOWN
CL
CL
BEDROOM
12'-6"×19'-6"
WARDROBE
CL
BATH
8 6×10'-0"
BEDROOM
12'-6"×14'-0"



COURTESY OF THE ARCHITECTURAL FORUM

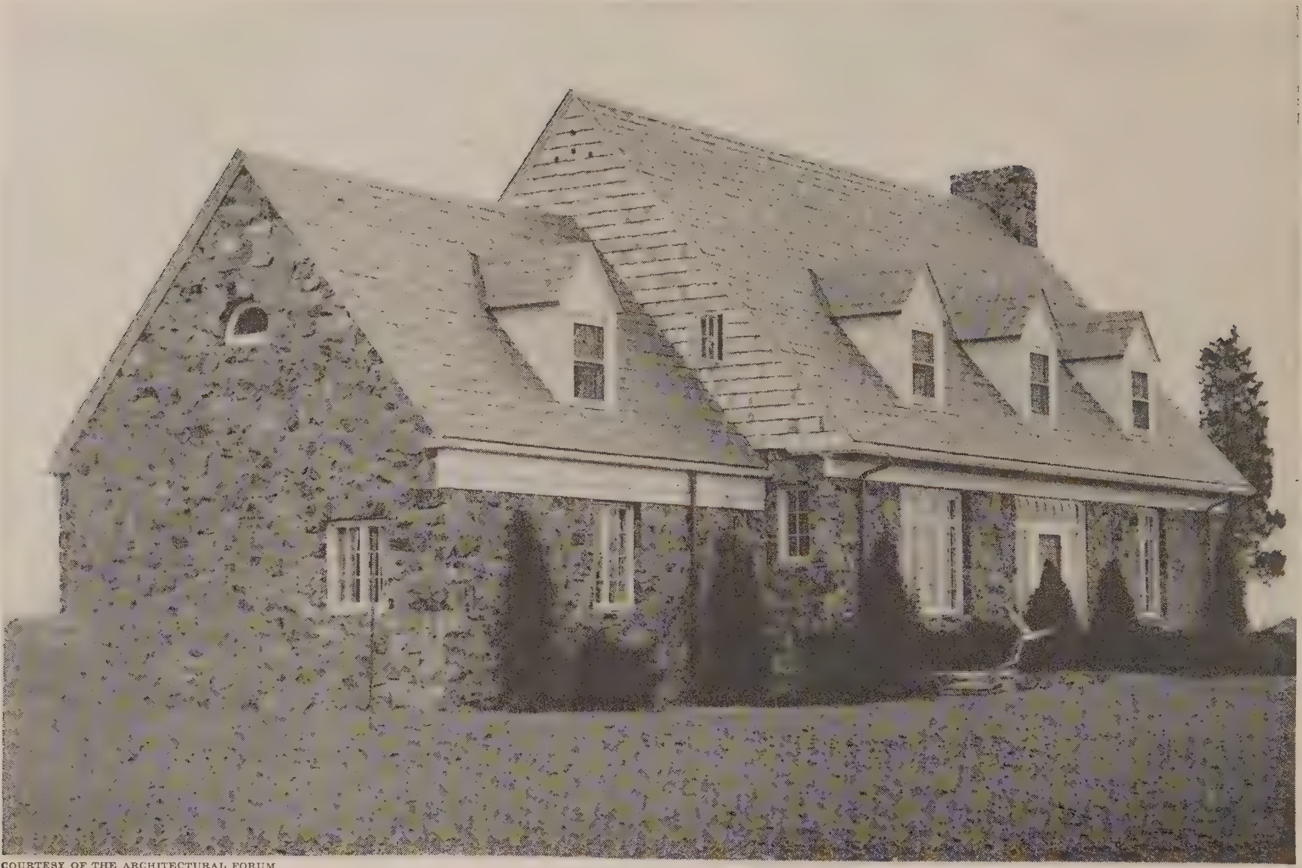

DOWN
REF
CL
CL
KITCHEN
9'-6"×17'-0"
MAID'S ROOM
9'-6"×11'-0"
BATH
CL
PORCH
DINING ALCOVE
DOWN
COATS
LIVING-ROOM
15'-0"×22'-0"
DINING-ROOM
13'-6"×15'-4"
HALL
DOWN

FIRST FLOOR


ROOF
BEDROOM
12'-6"×14'-4"
CL.
BATH
BALCONY
LINEN
DOWN
CL
MASTER BEDROOM
15'-0"×22'-0"
CL
CL
BEDROOM
14'-4"×14'-10"
HALL
DOWN
CL
BATH
CL

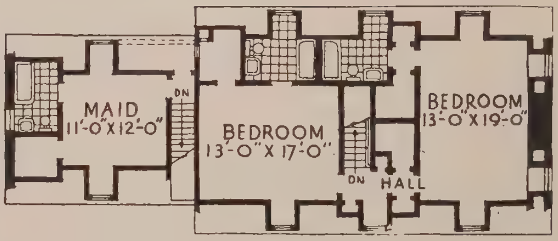
SECOND FLOOR

THIS house of frame construction and brick veneer descends from a type common thruout the Middle and New England States from the mid-eighteenth to the mid-nineteenth century. Thruout, it is of a plan that has main mass architecturally complete in itself, yet allows for the wing at right. Or, the wing can supplement as a later addition! This house is of a sort that appeals to conservative people, assuring a known quantity of comfort. Its upstairs arrangement is well thought out and roomy. A sloping site permits putting the garage, along with a commodious playroom and the laundry, in the basement. Perhaps you, too, have a sloping site? R. H. Scannell, the architect, planned this home for E. G. D. Paterson, Eastchester, New York. Note the balcony.

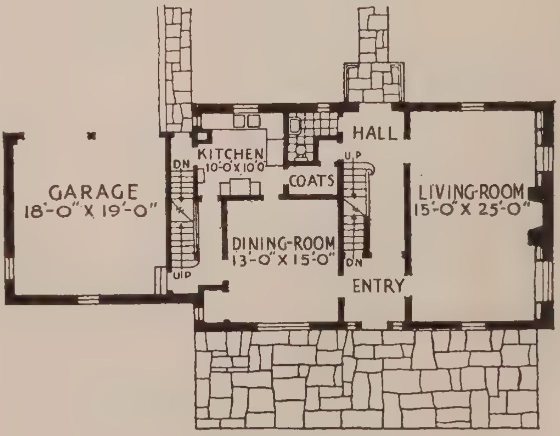


COURTESY OF THE ARCHITECTURAL FORUM

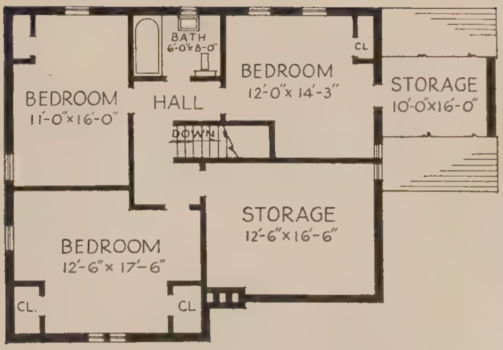
SMALL and sturdy and well organized as to plan, this home of Walter W. Bott, North Branch, New Jersey, was designed by Architect Newton W. Sheppard. Of frame construction it is veneered with local fieldstone, except for one gable, which is shingled. Note how this house, definitely of Dutch ancestry, corrects the too small windows often characteristic of its type. To counterbalance the heaviness of its veneer and to give living-room and dining-room more sunshine, the main entranceway and steel casement windows flanking it are very generously large in scale. This graciousness of size adds charm and a feeling of larger area to both the interior and exterior of the house! How very commendable in the plan is the ease of completely shutting off the service portion from the rest of the house, for the maid's bedroom and bath (over the garage) connect by a private stair and entry with the home's kitchen.


MAID
11'-0"X12'-0"
DN
BEDROOM
13'-0"X17'-0"
BEDROOM
13'-0"X19'-0"
DN
HALL

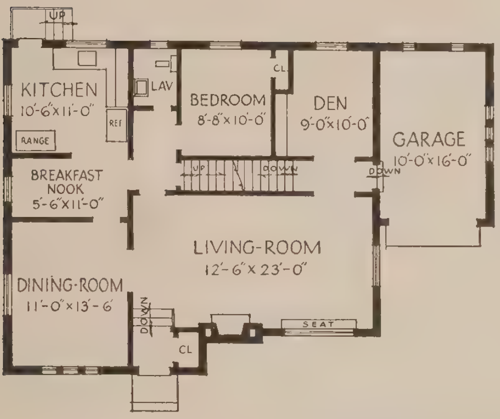
SECOND FLOOR


HALL
KITCHEN
10-0X10'0"
DN
UP
COATS
GARAGE
18'-0"X19'-0"
LIVING-ROOM
15'-0"X25'-0"
DINING-ROOM
13'-0"X15'-0"
UP
DN
ENTRY

FIRST FLOOR


BATH
6'-0"x8'-0"
BEDROOM
11'-0"x16'-0"
HALL
BEDROOM
12'-0"x 14'-3"
CL
STORAGE
10'-0"x16'-0"
DOWN
STORAGE
12'-6"x16'-6"
BEDROOM
12'-6"x 17'-6"
CL.
CL

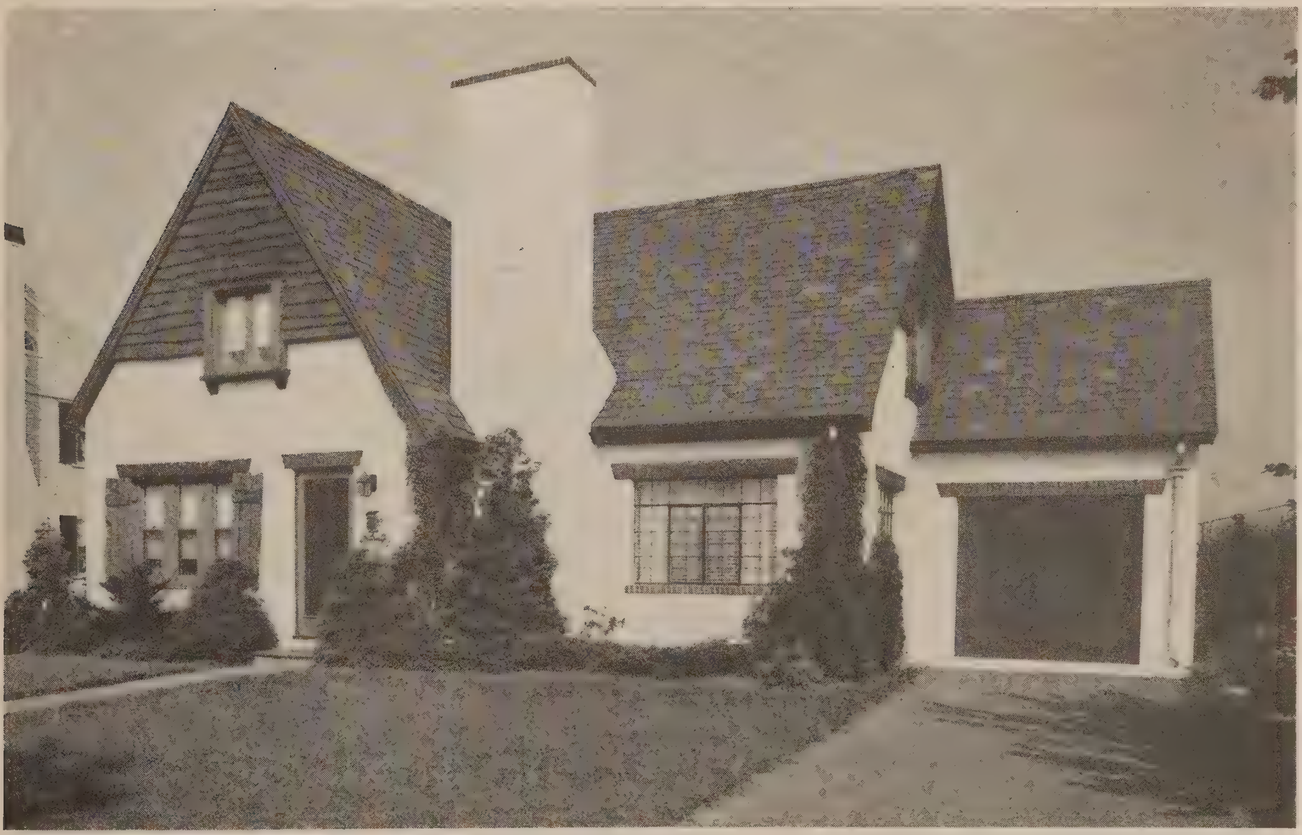
SECOND FLOOR


UP
KITCHEN
10'-6"x11'-0"
LAV
BEDROOM
8'-8"x10'-0"
CL
DEN
9'-0"x10'-0"
REF
RANGE
GARAGE
10'-0"x16'-0"
UP
DOWN
DOWN
BREAKFAST
NOOK
5'-6"x11'-0"
LIVING-ROOM
12'-6"x 23'-0"
DINING-ROOM
11'-0"x13'-6
DOWN
SEAT
CL

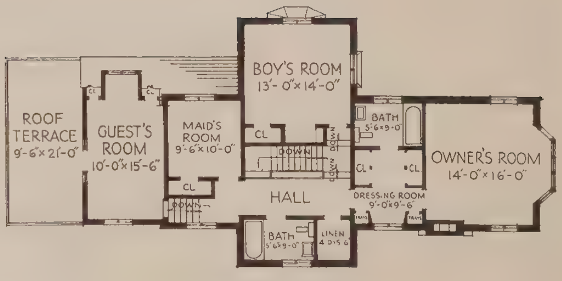
FIRST FLOOR

WITH walls of 8-inch ashlar (moulded concrete), painted white, this English-cottage type of house uses rough-hewn timber in picturesque contrast. And well-arranged foundation plantings add a great deal to its charm. Indoors, the plans are very generous. Basement recreation room has a fireplace. On the first floor, the breakfast nook is placed strategically between kitchen and dining-room, where it can be of use as handy service pantry when there are guests. You'll note, too, the satisfactory first-floor features of a den and a maid's bedroom. Upstairs, are the family bedrooms and large storage space. Architect A. A. Dirlan planned this house for Royal Sterling, Marblehead, Massachusetts. Garage is reached easily.

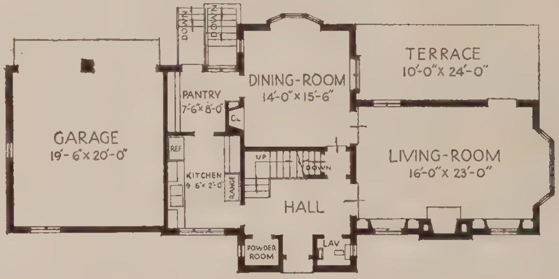
COURTESY OF PORTLAND CEMENT ASSOCIATION



THIS home was built on a rather high corner site overlooking a beautiful river valley to the south and east. The problem was to take full advantage of the view, and the room arrangement was worked out so that the family quarters, to accommodate the parents and one son, would have as much light and air and access to the view as possible. The main portion of the house was raised several feet above the natural grade with a wide terrace built around it, and the rear portion was brought down several steps to the guest room over the garage, thus maintaining a good relation to the finished grade. The exterior material is common brick, painted white, with a variegated slate roof. This house was built in Des Moines, Iowa, and designed by Architect John Normile. Note grillwork at entry.

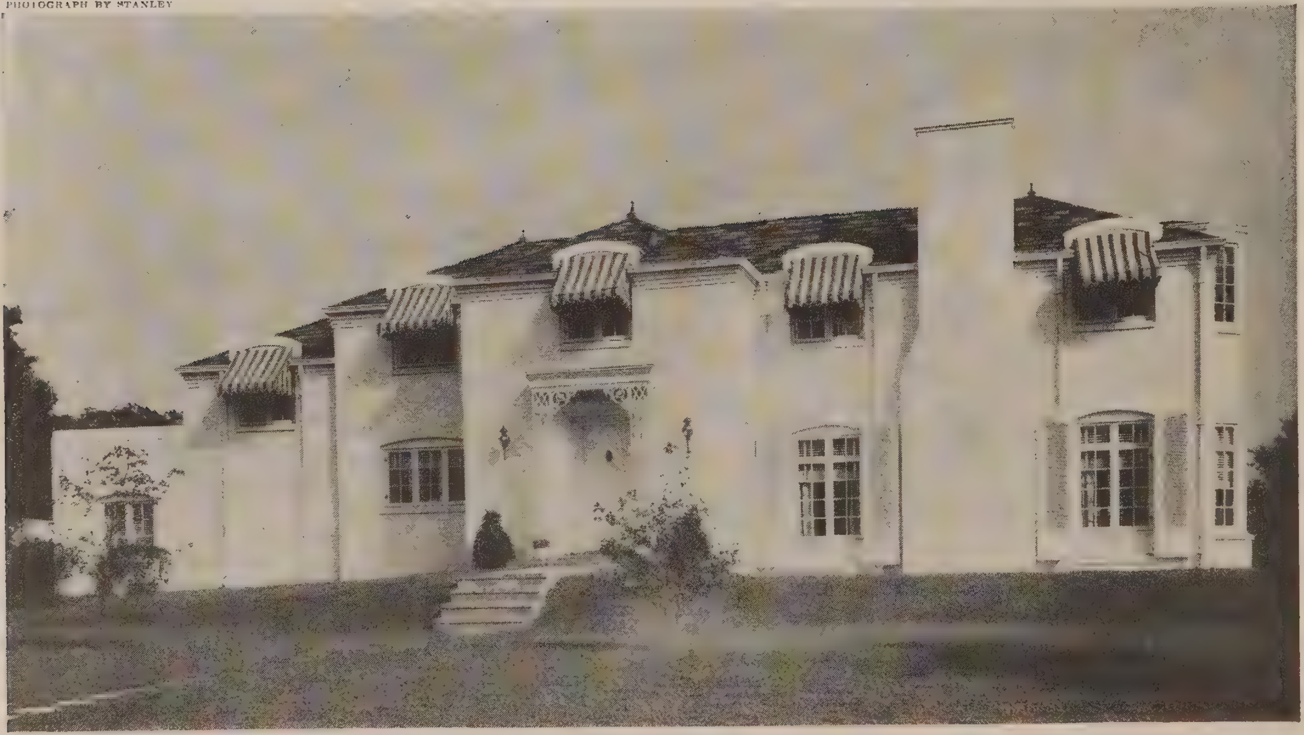

ROOF TERRACE 9'-6"×21'-0"
GUEST'S ROOM 10'-0"×15'-6"
CL
CL
MAID'S ROOM 9'-6"×10'-0"
CL
DOWN
BOY'S ROOM 13'-0"×14'-0"
CL
DOWN
DOWN
DOWN
HALL
BATH 5'-6"×9'-0"
LINEN 4'-0"×5'-6"
BATH 5'-6×9'-0"
CL
CL
DRESSING ROOM 9'-0"×9'-6"
TRAYS
TRAYS
OWNER'S ROOM 14'-0"×16'-0"

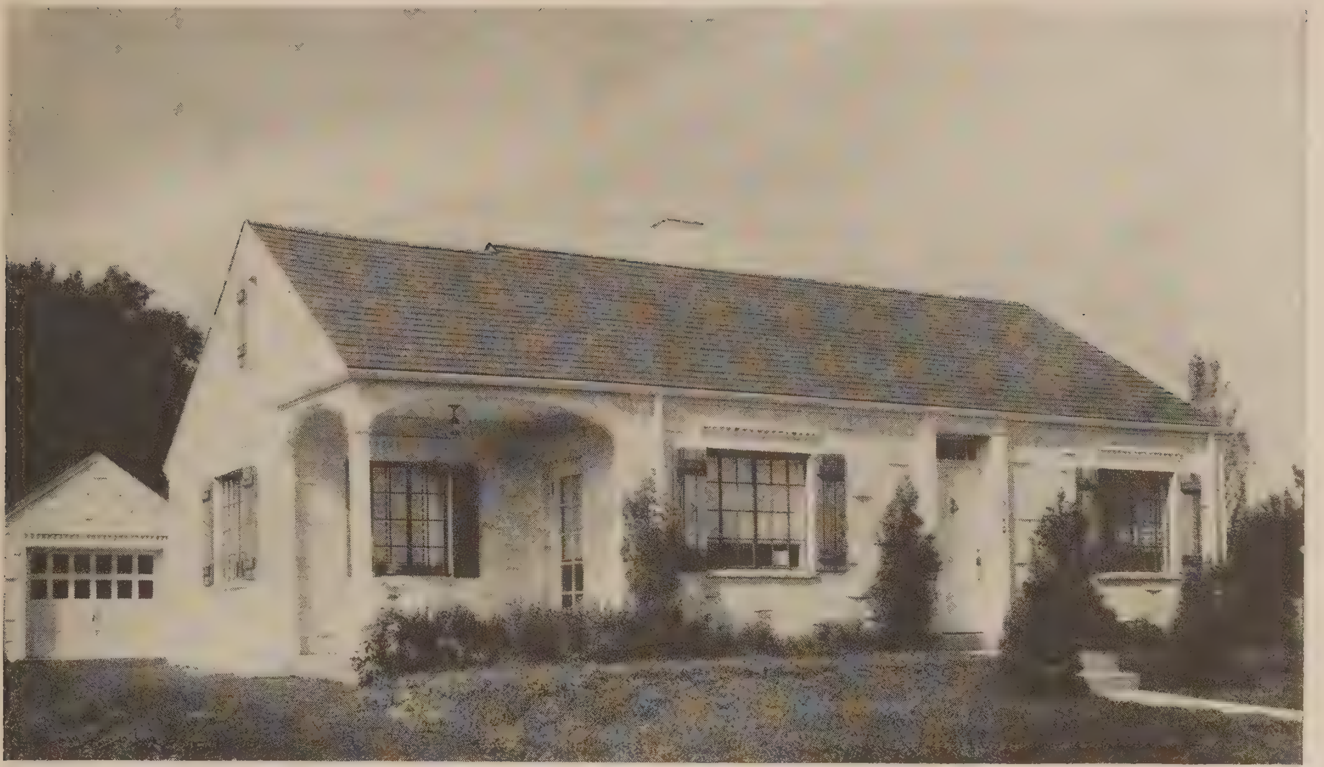
SECOND FLOOR


DOWN
DOWN
GARAGE 19'-6"×20'-0"
PANTRY 7'-6"×8'-0"
CL
DINING-ROOM 14'-0"×15'-6"
TERRACE 10'-0"X 24'-0"
REF
KITCHEN 9'-6"×2'-0"
RANGE
UP
DOWN
HALL
LIVING-ROOM 16'-0"X 23'-0"
POWDER ROOM
LAV

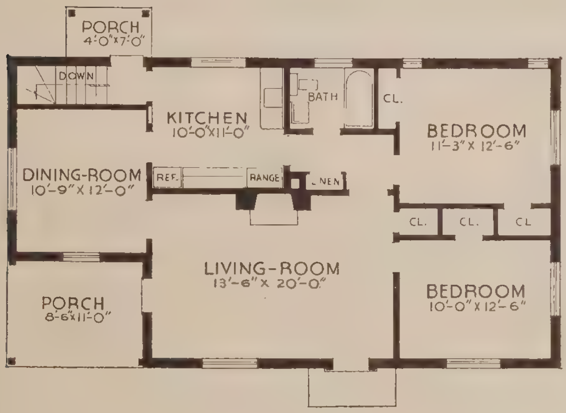
FIRST FLOOR

PHOTOGRAPH BY STANLEY

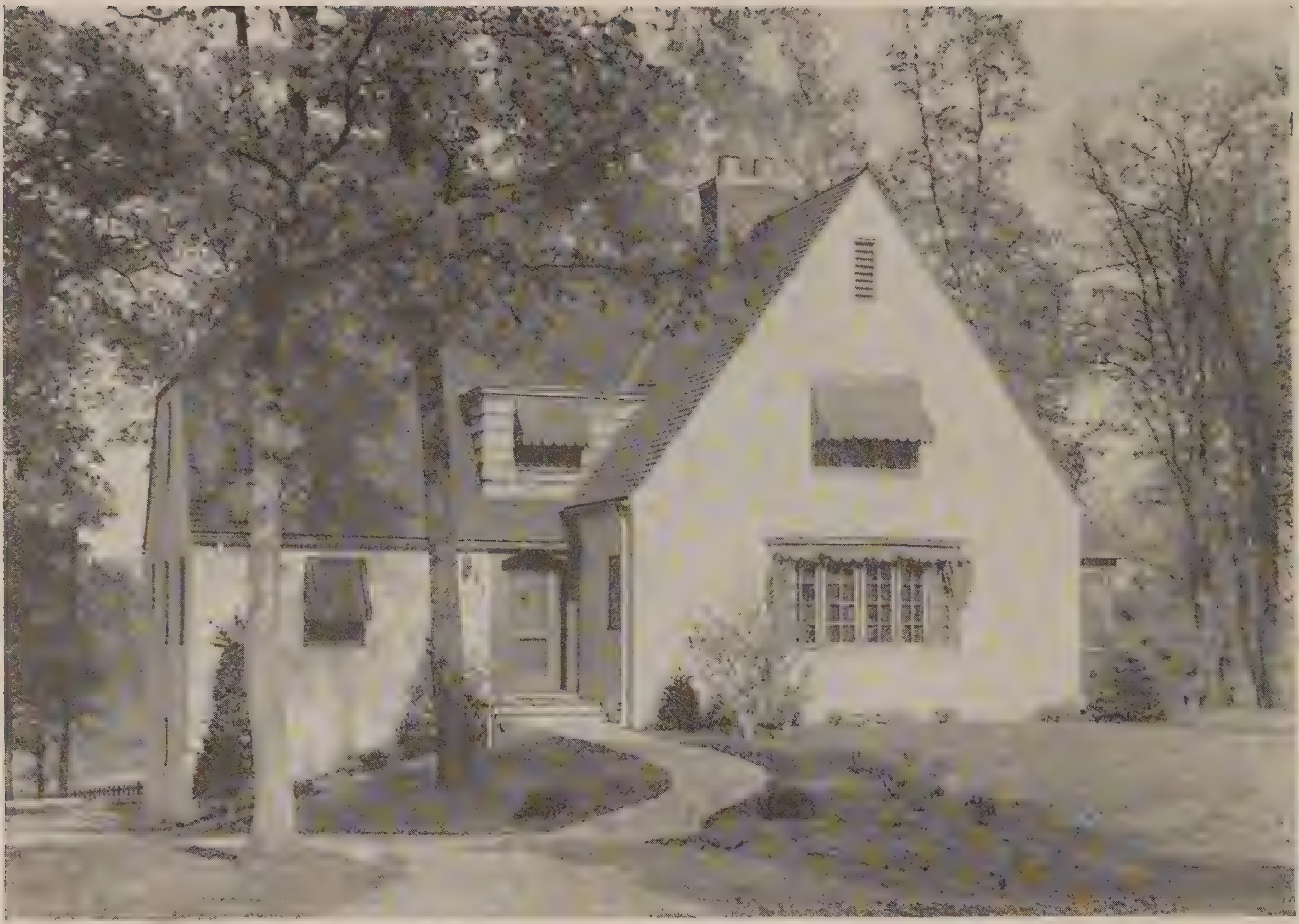




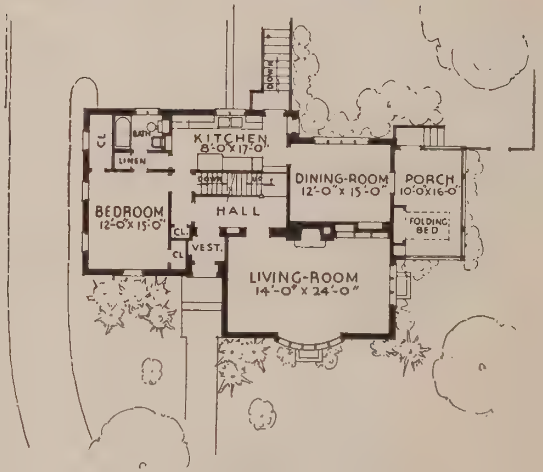
PHOTOGRAPH BY JESSIE TARBOX BEALS


PORCH
4'-0"x7'-0"
DOWN
KITCHEN
10'-0"x11'-0"
BATH
CL.
BEDROOM
11'-3" x 12'-6"
DINING-ROOM
10'-9" x 12'-0"
REF.
RANGE
LINEN
CL.
CL.
CL
LIVING-ROOM
13'-6" x 20'-0"
PORCH
8'-6"x11'-0"
BEDROOM
10'-0" x 12'-6"

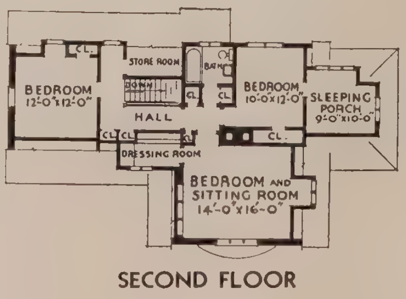
AN EXCELLENT one-story arrangement of a 5-room house is presented in this plan by Architect George Loane Tucker, of Chicago. Within a reasonably small over-all structure, the rooms are all of good size and are well related, one to another. The exterior treatment is simple and well handled, the arches on the small corner porch being of particularly good scale and satisfactory in composition. This house was built in Kenilworth Park, Illinois.



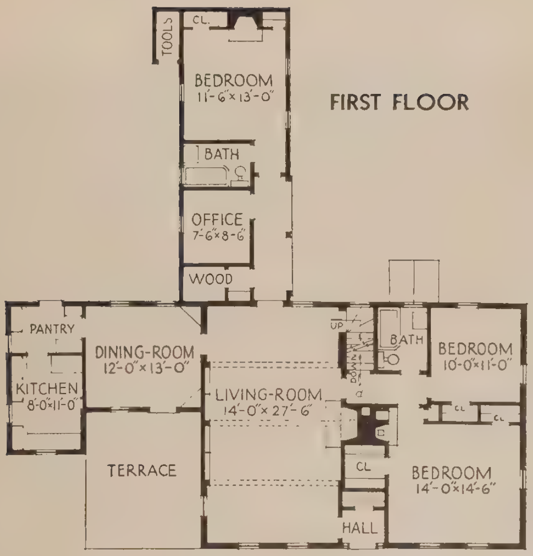
DORMERS with shingle-finish exteriors add especial interest to this dignified English-type gabled home of white painted brick. Its generous floor plan, as you'll note, includes first-floor bedroom with complete bathroom and adequate closets. And the screened porch on first floor (at right in the photograph) has built-in wall bed. The living-room uses wood paneling, and to the right of the fireplace are built-in book shelves. Upstairs front bedroom, to serve also as a sitting room, has convenient dressing room to help keep it orderly, as you'll note in the floor plan. Architect Rollin C. Chapin designed this home, which is built on a sloping lot at Interlachen Park, near Minneapolis, Minnesota.


DOWN
CL
BATH
LINEN
KITCHEN
8'-0"x17'-0"
DOWN
UP
DINING-ROOM
12'-0" x 15'-0"
PORCH
10'-0"x16'-0"
FOLDING BED
BEDROOM
12'-0"x15'-0"
HALL
CL.
CL
VEST.
LIVING-ROOM
14'-0" x 24'-0"

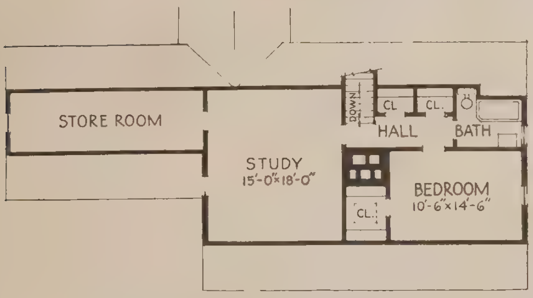
FIRST FLOOR


CL.
STORE ROOM
BATH
BEDROOM
12'-0"x12'-0"
DOWN
CL
CL
BEDROOM
10'-0"x12'-0"
SLEEPING PORCH
9'-0"x10'-0"
HALL
CL
CL
CL.
DRESSING ROOM
BEDROOM AND SITTING ROOM
14'-0"x16'-0"

SECOND FLOOR

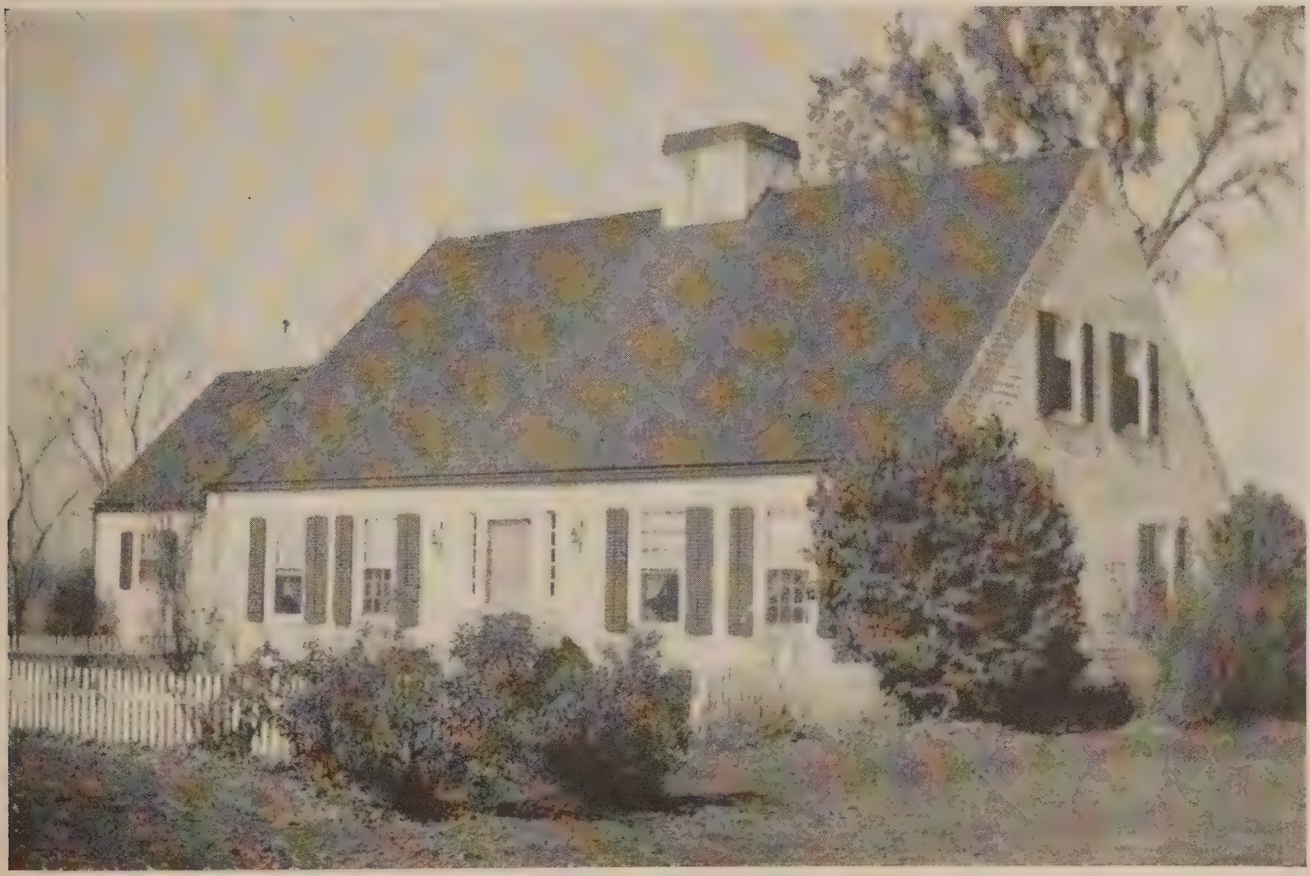

TOOLS
CL.
BEDROOM
11'-6"×13'-0"
BATH
OFFICE
7'-6"×8'-6'
WOOD
PANTRY
DINING-ROOM
12'-0"×13'-0"
KITCHEN
8'-0"×11'-0"
TERRACE
LIVING-ROOM
14'-0"×27'-6"
UP
DOWN
BATH
BEDROOM
10'-0"×11'-0"
CL
CL
CL
BEDROOM
14'-0"×14'-6"
HALL

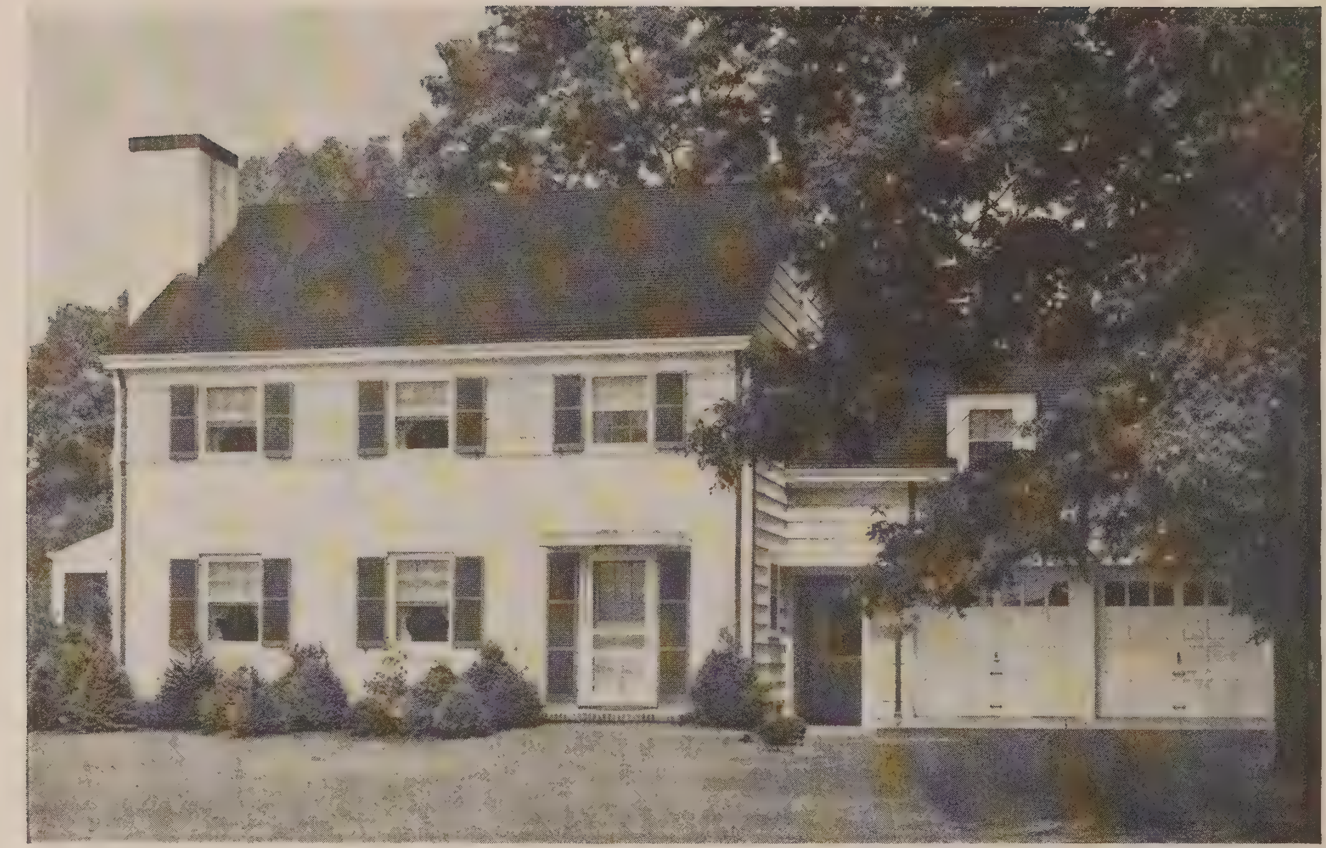
FIRST FLOOR


STORE ROOM
STUDY
15'-0"×18'-0"
DOWN
CL
CL
HALL
BATH
CL.
BEDROOM
10'-6"×14'-6"

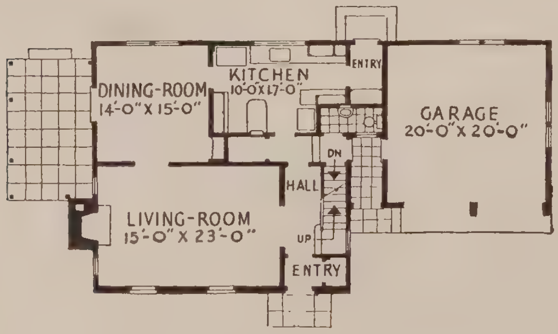
SECOND FLOOR

MUCH larger than it appears from the front elevation, this house has a first-floor wing at right angle, as you'll note in the plan. In this wing an office is provided so that professional work can be handled from the home. Without interrupting the roofline of the house, a small recessed porch gives this office direct entrance from the out-of-doors. Upstairs, ample space is devoted to a study. Planned with a large living-room, three complete bathrooms, and four bedrooms, this house is arranged and equipped to serve the double purpose of sheltering both home and business activities, without confusion and decoratively. It was designed by Architect Carina Eaglesfield Mortimer, for Earl Mead Smith, Westchester County, New York.

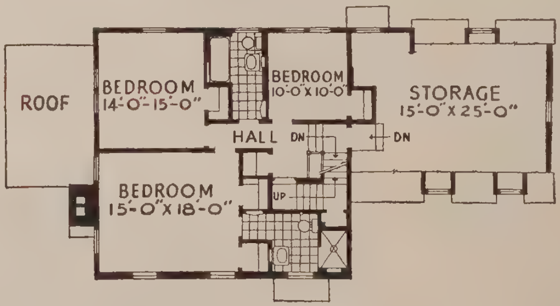




PHOTOGRAPH BY GUSTAV ANDERSON, COURTESY OF THE ARCHITECTURAL FORUM

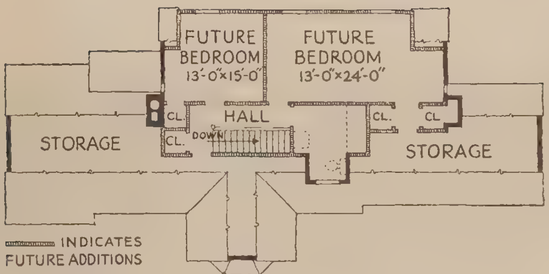

ENTRY
DINING-ROOM
14'-0" X 15'-0"
KITCHEN
10'-0"X17'-0"
GARAGE
20'-0" X 20'-0"
DN
HALL
LIVING-ROOM
15'-0" X 23'-0"
UP
ENTRY

FIRST FLOOR

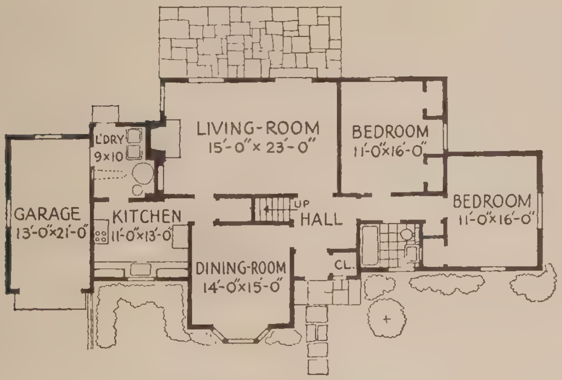

ROOF
BEDROOM
14'-0"-15'-0"
BEDROOM
10'-0"X10'-0"
STORAGE
15'-0"X25'-0"
HALL
DN
DN
BEDROOM
15'-0"X18'-0"
UP

SECOND FLOOR

ARCHITECT William Wilde, who planned this house for Dr. Frederick Dorian Casey, of Westfield, New Jersey, had the following problem: the home, for a family of three, should be modern and yet conform in design to a conservative neighborhood. In fact, there was a strong desire expressed for Colonial precedents. And what a happy combination this turned out to be! Whimsical, perhaps, but very engaging in its general mien, the shingled exterior was interrupted to veneer only the lower front story in brick—and the whole painted white! Flat, straight shelter over the entrance is a welcome substitute for a portico, which would have destroyed the modern character of this elevation. First floor plan includes the convenience of an inside entrance from the garage with a lavatory beside it, and the house is so planned that at any time an additional bedroom and bath can be arranged in the storage space now over the garage. Roof is of wood shingles, and blue shutters point up and give decisive definition to the character of the front. Plantings are well grouped.


FUTURE BEDROOM 13'-0"×15'-0"
FUTURE BEDROOM 13'-0"×24'-0"
CL.
HALL
CL.
CL.
CL.
DOWN
STORAGE
STORAGE
INDICATES FUTURE ADDITIONS

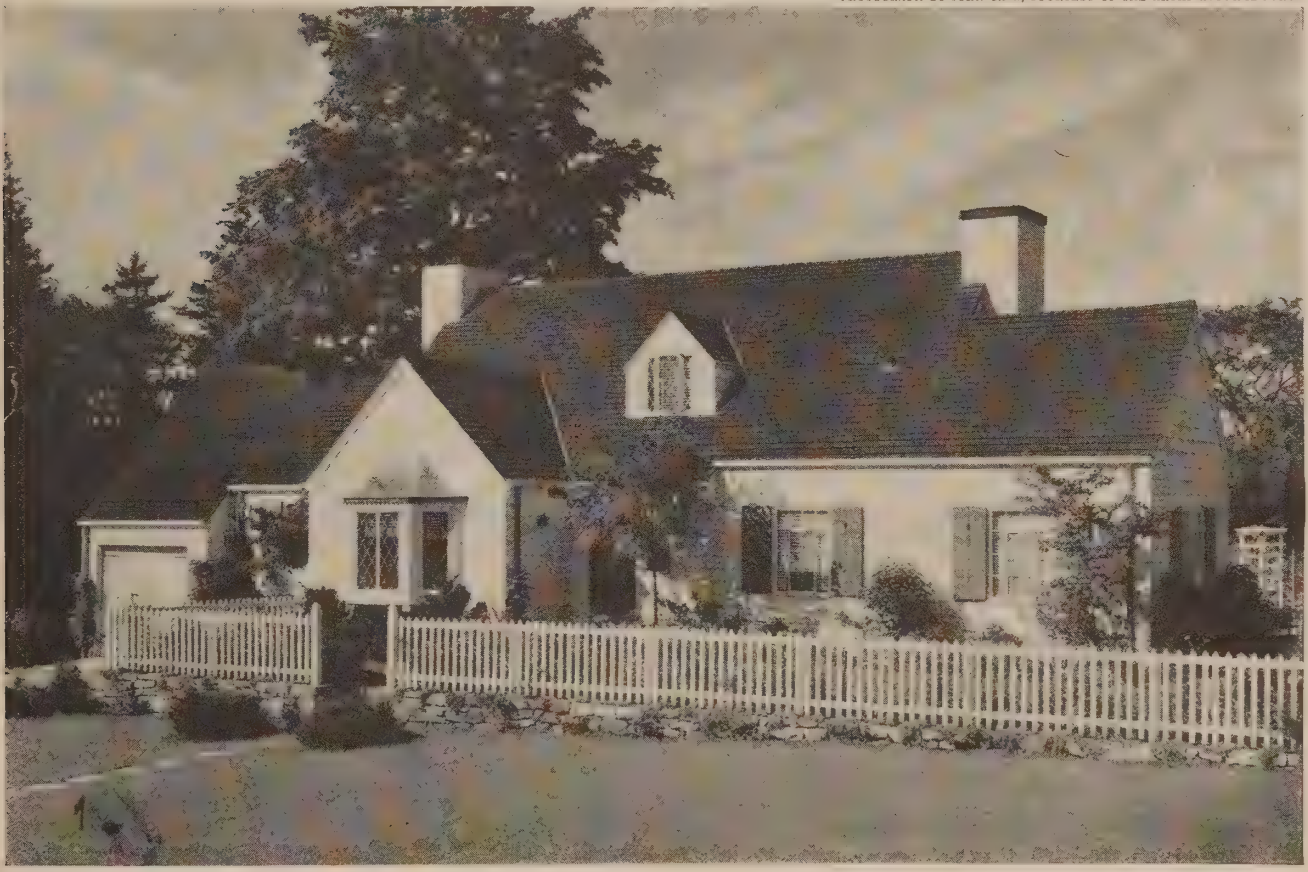
SECOND FLOOR

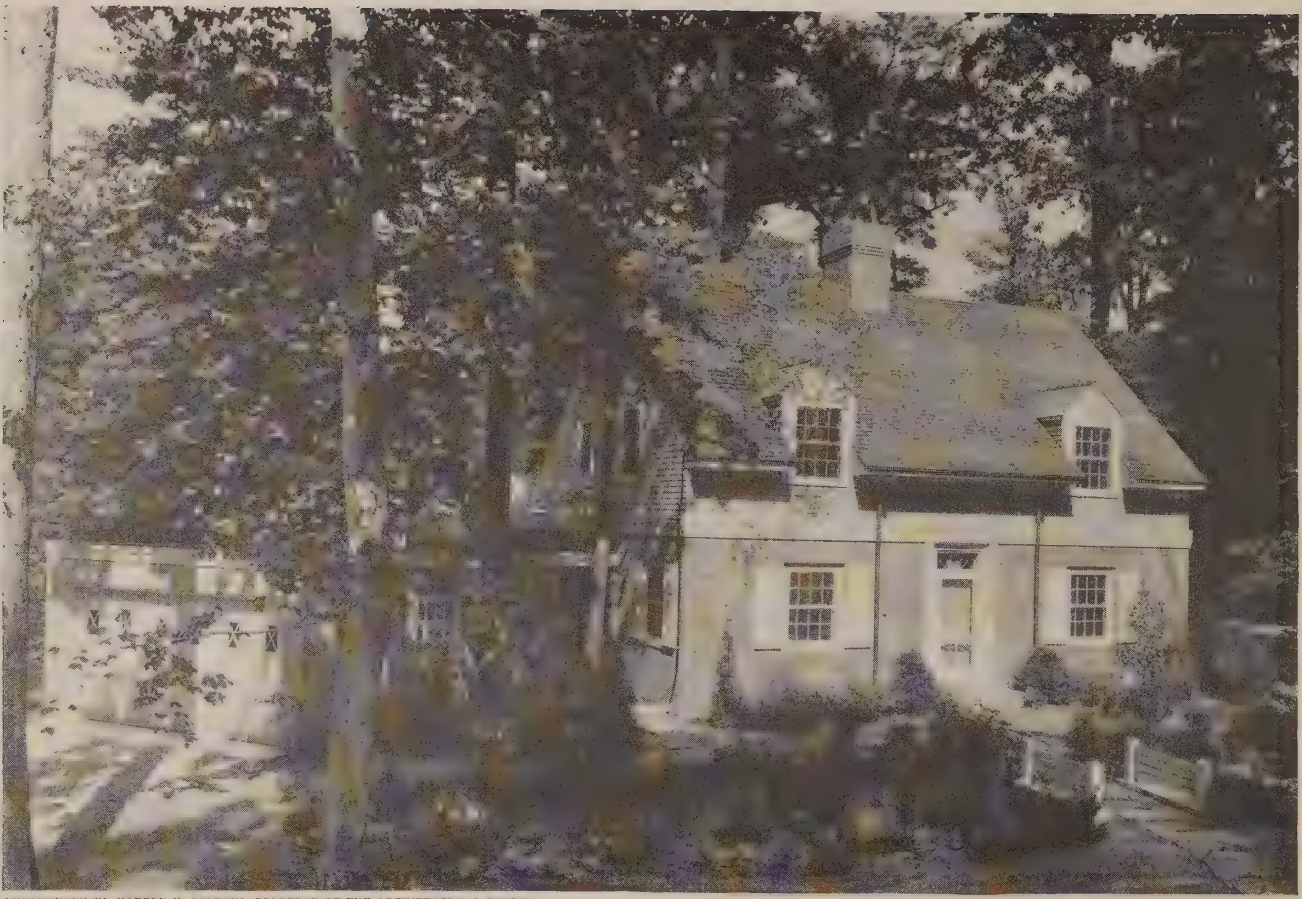

L'DRY 9×10
LIVING-ROOM 15'-0"× 23'-0"
BEDROOM 11'-0"×16'-0"
GARAGE 13'-0"×21'-0"
KITCHEN 11'-0"×13'-0"
UP
HALL
BEDROOM 11'-0"×16'-0"
CL.
DINING-ROOM 14'-0"×15'-0"

FIRST FLOOR

FOR all its reminiscence of early Victorian modes, this little white shingled house is romantic without being sentimental, and picturesque yet practical. While the wee picket fence and the dining-room bay window's latticed casements add a story-book appeal, you'll note that the metal-casement adaptation of the other windows is both ingenious and modern. Often such a house will fit into a local scene more consistently than will a house of uncompromising characteristics. Indoors, there's a very independent arrangement. Where many homes prefer a breakfast nook, this has a first-floor laundry. Its dining-room and kitchen are in front, and the living-room opens, with French doors, to a rear flagstone terrace. You'll note on the plan that the upper floor, not needed for present occupancy, can be arranged easily into two bedrooms and bathroom, with plenty of remaining storage space. This house was designed by Architect Lucius S. Beardsley for George V. Christie, Purchase, New York.

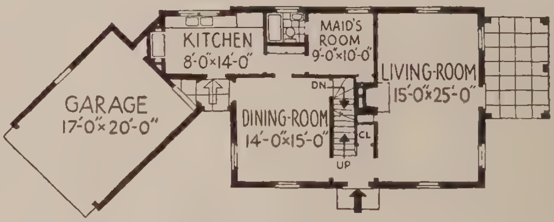
PHOTOGRAPH BY JOHN GASS, COURTESY OF THE ARCHITECTURAL FORUM



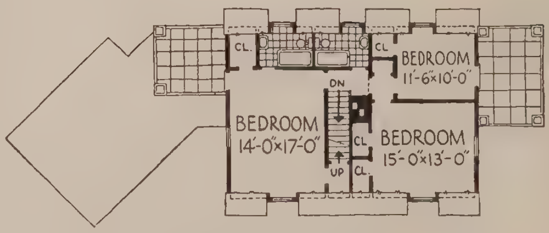


PHOTOGRAPH BY HAROLD H. COSTAIN, COURTESY OF THE ARCHITECTURAL FORUM

THIS modified Dutch Colonial house at Sleepy Hollow Manor, North Tarrytown, New York, was designed by Harvey Stevenson and Eastman Studds, architects. Concrete block, integrally colored brown, is used for the first story. Tho this house appears small and compact from the outside, it contains seven rooms and three baths, all of good dimension. You'll note on the first-floor plan how the advantage of placing the maid's room and bath on this floor has been gained by thrusting out the kitchen at one side. Upstairs, the two bathrooms are wall to wall, and this saves on plumbing costs. As the photograph shows, instead of raising this lot to street level, there is an attractive front-yard fernery with rock garden, and a small footbridge leads to the house.

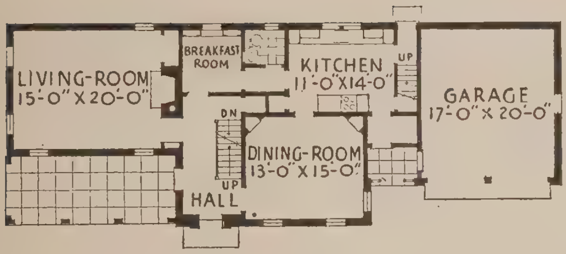

KITCHEN 8'-0"×14'-0"
MAID'S ROOM 9'-0"×10'-0"
LIVING-ROOM 15'-0"×25'-0"
GARAGE 17'-0"×20'-0"
DN
DINING-ROOM 14'-0"×15'-0"
CL
UP

FIRST FLOOR

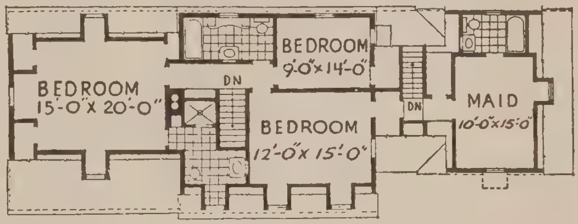

CL.
CL.
BEDROOM 11'-6"×10'-0"
DN
BEDROOM 14'-0"×17'-0"
CL.
BEDROOM 15'-0"×13'-0"
UP
CL.

SECOND FLOOR

SHADOWS play an important part in the appearance of this home built for John Kaewats, Rockville Center, L. I., New York—Maxmillian R. Johnke, architect. The plan's main part and the wing on the left are approximately the same size. Yet the wing's arches and consequent shadows subordinate it skillfully to the central portion. The dormers, of neat regularity, with their shadows, too, of similar depth, help to unify the whole. Over the maid's room (above the garage, as you'll note in the floor plan) the trim at roof peak is an entertaining note. Designed for convenience, this home has both a back and front stairway to the second floor, generous bathroom accommodations, and, on the first floor, an adequate breakfast room in addition to the dining-room. Hardware simulating that of the Colonial period adds special interest to the exterior. Note the foundation plantings.

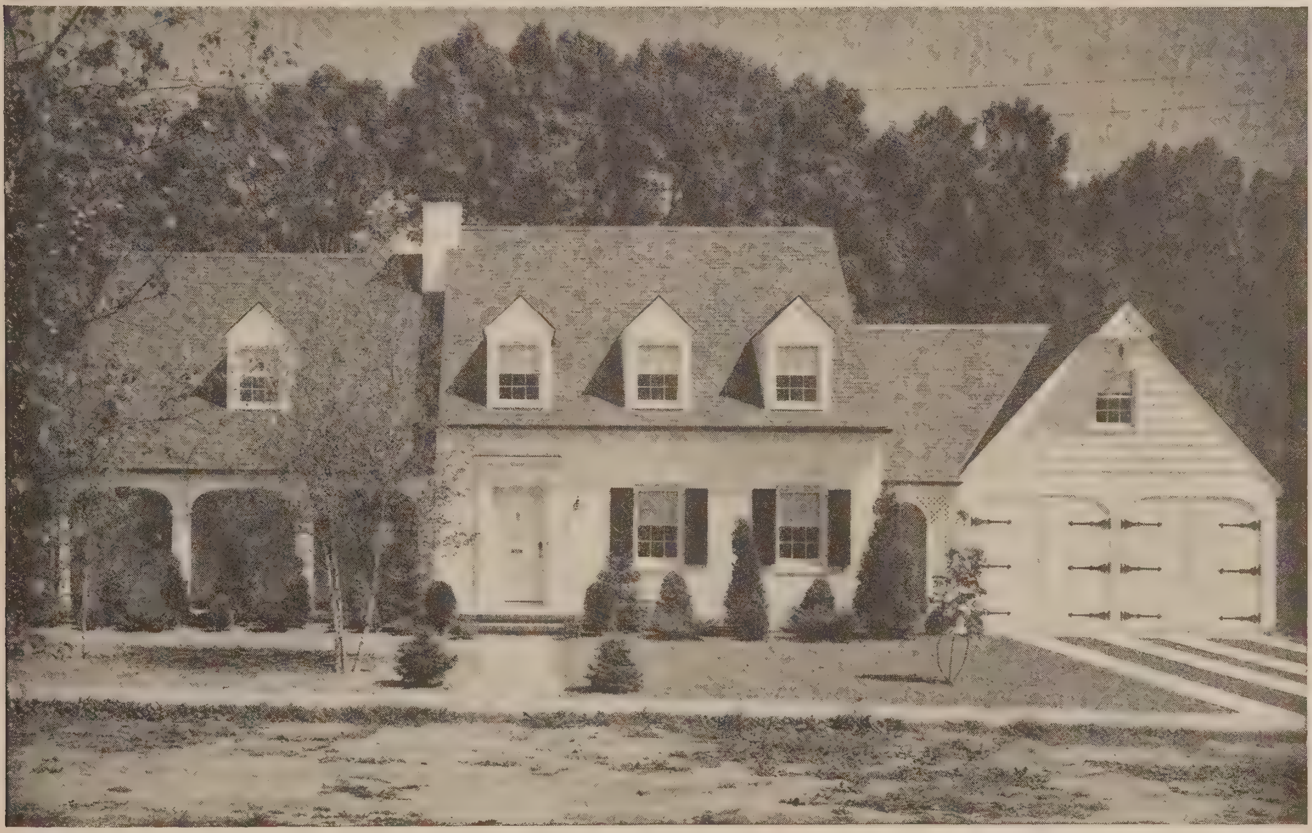

LIVING-ROOM
15'-0" X 20'-0"
BREAKFAST ROOM
KITCHEN
11'-0"X14'-0"
UP
GARAGE
17'-0" X 20'-0"
DN
DINING-ROOM
13'-0" X 15'-0"
UP
HALL

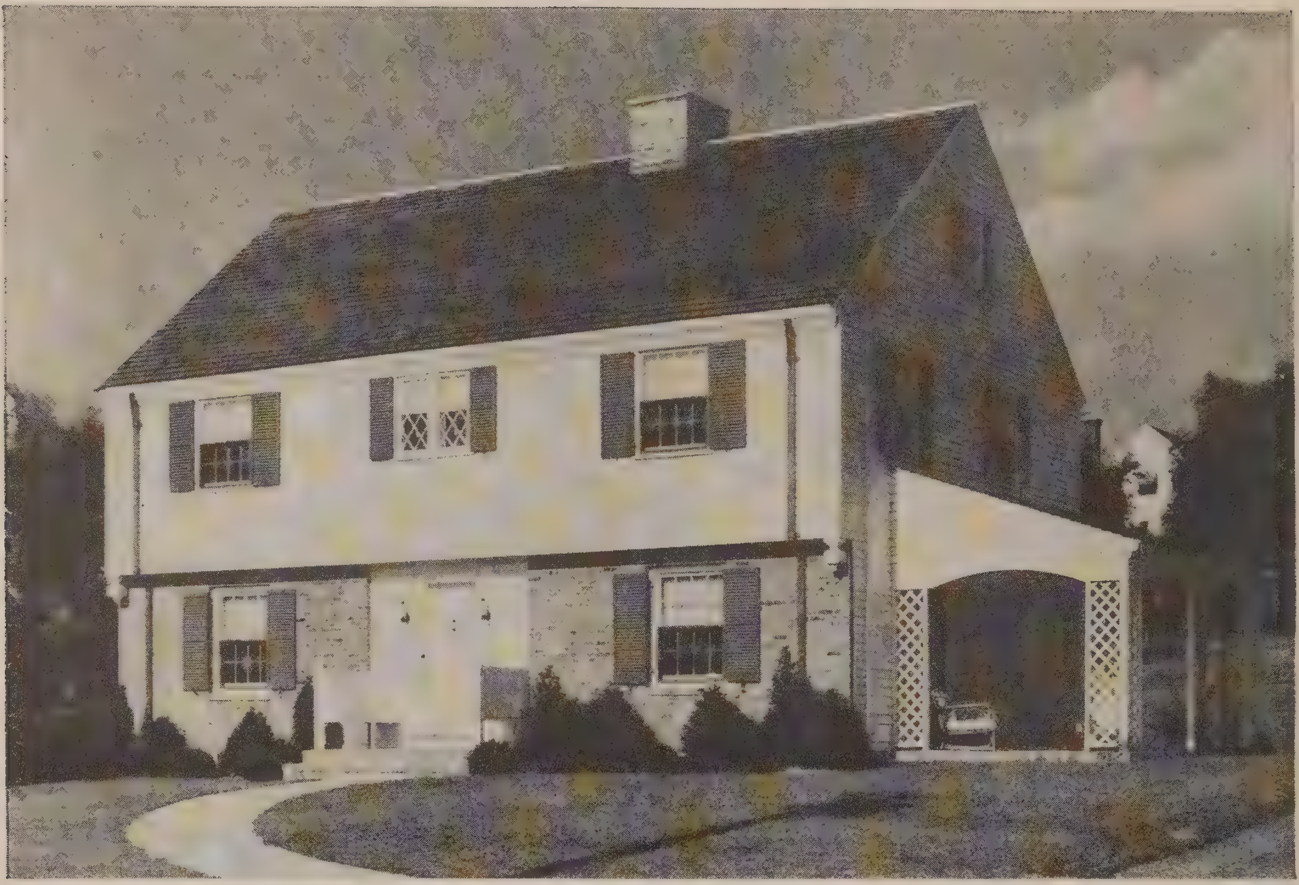
FIRST FLOOR


BEDROOM
9'-0"x14'-0"
BEDROOM
15'-0"X 20'-0"
DN
BEDROOM
12'-0"x 15'-0"
DN
MAID
10'-0"x15'-0"

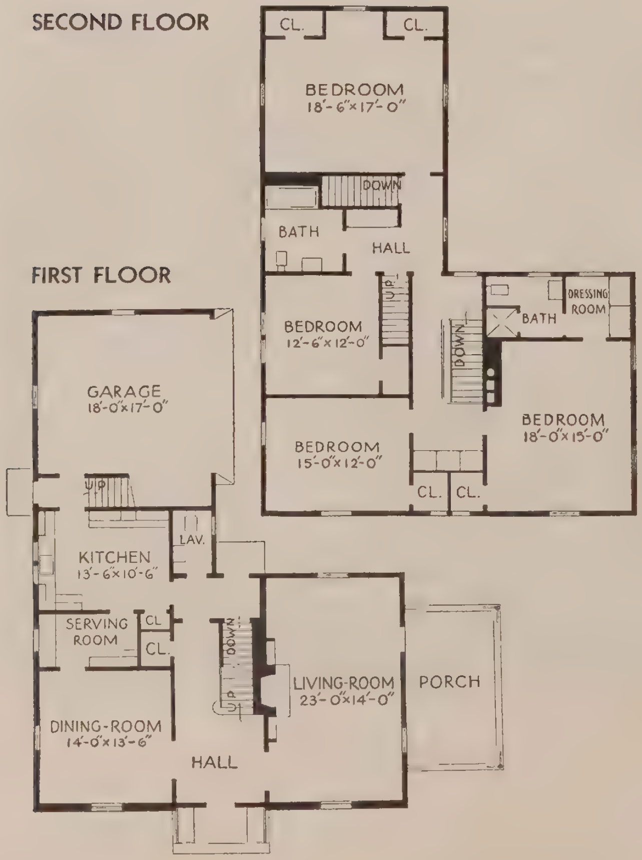
SECOND FLOOR

PHOTOGRAPH BY GUSTAV ANDERSON, COURTESY OF THE ARCHITECTURAL FORUM



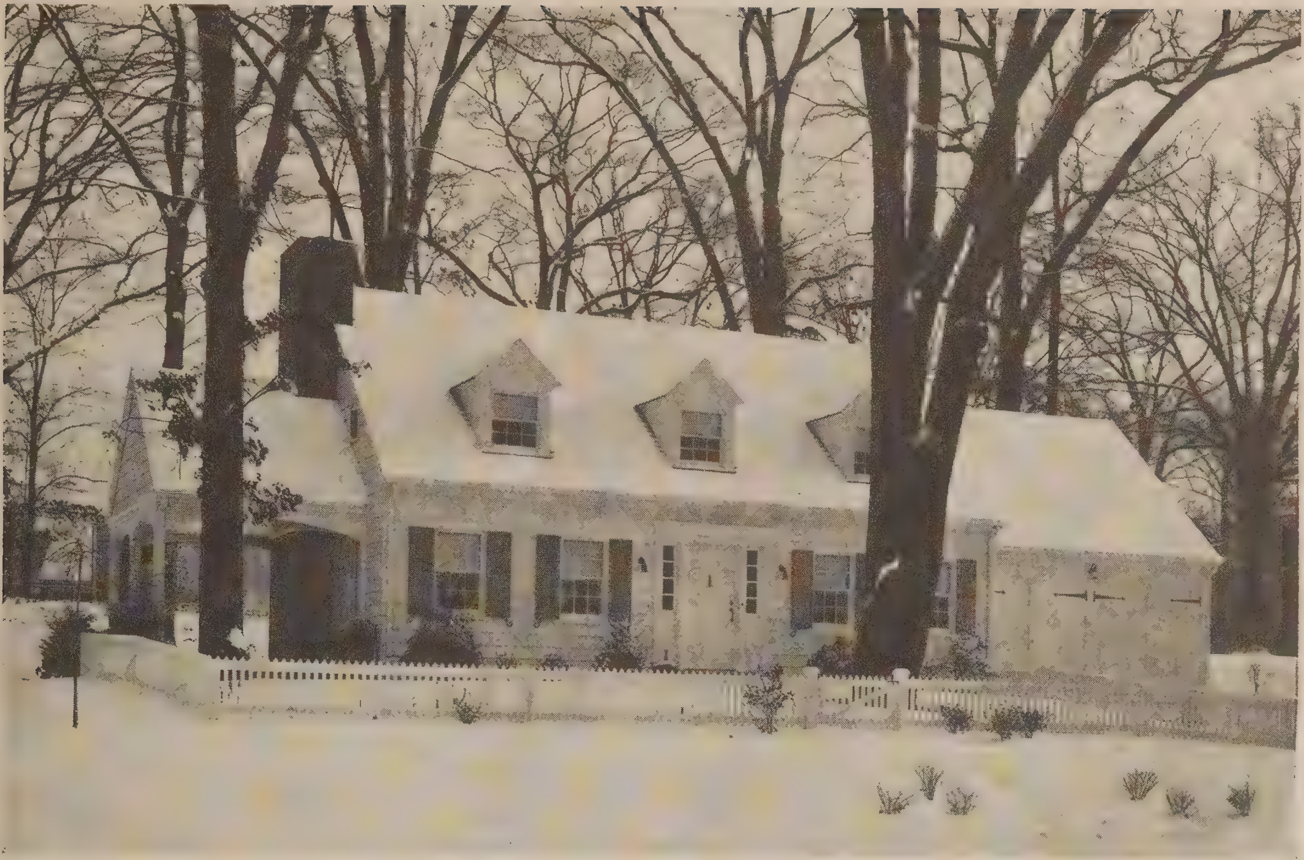


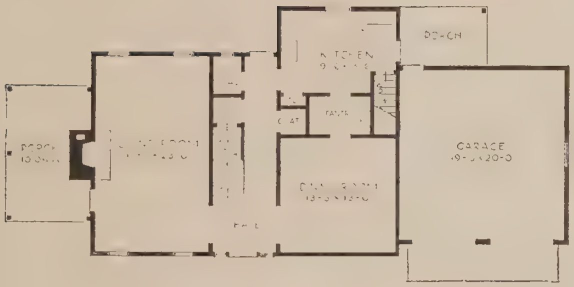
COURTESY OF THE ARCHITECTURAL RECORD


SECOND FLOOR
CL.
CL.
BEDROOM
18'-6"×17'-0"
DOWN
BATH
HALL
UP
BEDROOM
12'-6"×12'-0"
DRESSING ROOM
BATH
DOWN
BEDROOM
18'-0"×15'-0"
BEDROOM
15'-0"×12'-0"
CL.
CL.
FIRST FLOOR
GARAGE
18'-0"×17'-0"
UP
LAV.
KITCHEN
13'-6"×10'-6"
SERVING ROOM
CL.
CL.
DOWN
UP
LIVING-ROOM
23'-0"×14'-0"
PORCH
DINING-ROOM
14'-0"×13'-6"
HALL

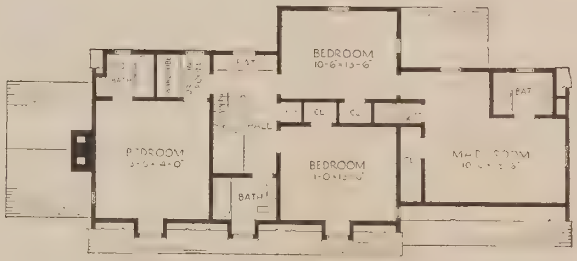
DIAMOND-LATTICED casements replace the usual center window in the second floor, front elevation of this Colonial-tradition house. This design is repeated in the latticed supports of the open porch at right. Of frame construction the first-story front wall uses brick veneer, and the entrance porch has brick flooring. Note that the overhang of second story serves in place of other shelter for the entrance way. Architect Keith Sellers Heine planned this home, and it belongs to Mr. and Mrs. Gordon V. Kuehner, of West Hartford, Connecticut. In the first-floor plan you'll note the convenient serving-room between dining-room and kitchen. The garage (attached to the house) gives direct access to the kitchen. Upstairs, the master bedroom has dressing-room and bath adjoining. The other bedrooms, also, are spacious. This home cost $13,500 to build.

COURTESY OF THE ARCHITECTURAL FORUM



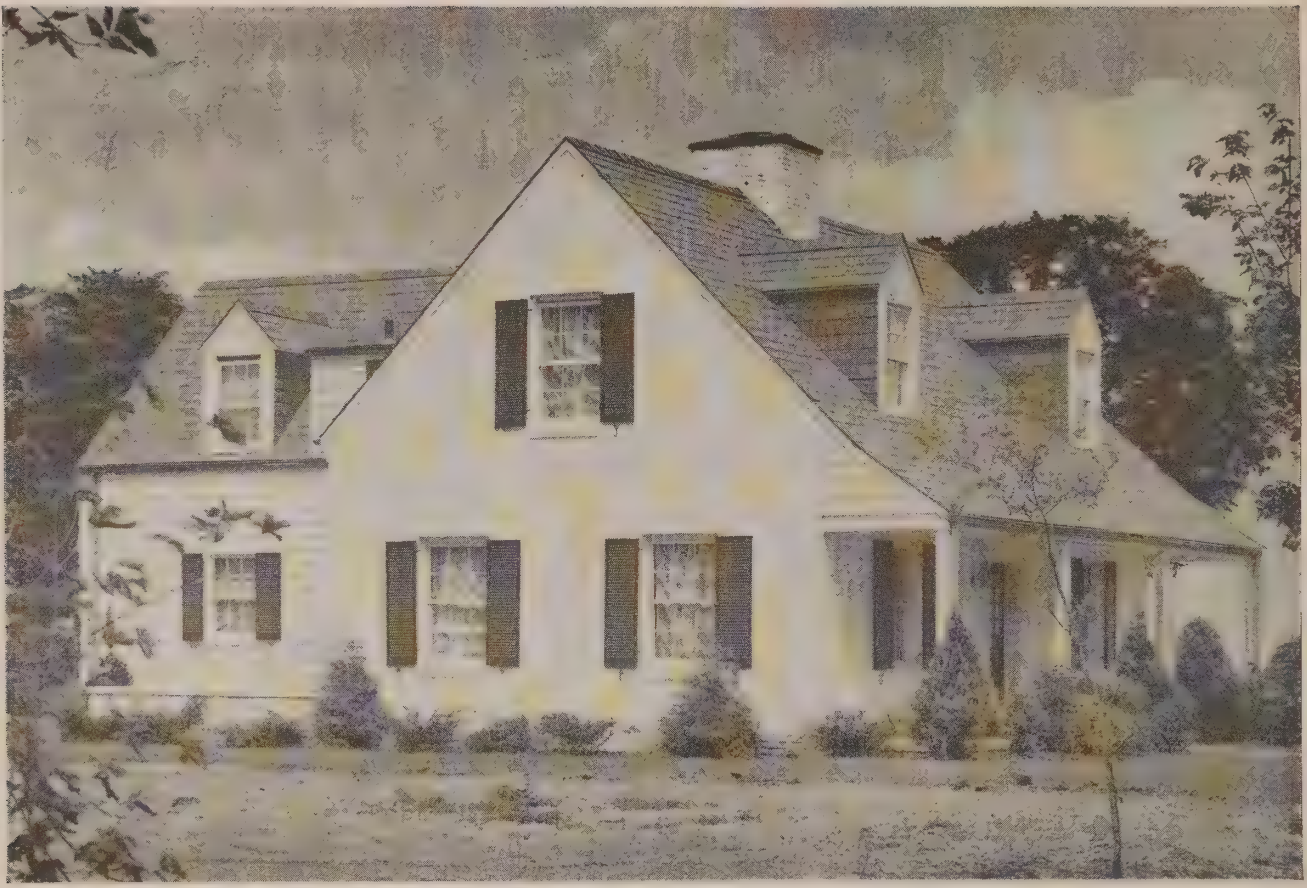

PORCH
KITCHEN
PORCH
COAT
PANTRY
GARAGE
HALL

FIRST FLOOR


BEDROOM
10-6×15-6
BATH
HALL
CL
CL
BATH
BEDROOM
BEDROOM
BATH

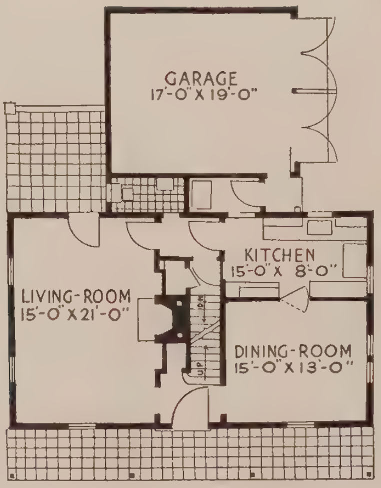
SECOND FLOOR

SO LOVELY in its snowy setting, yet equally charming when the leaves are green or brown, this is a good example of a Colonial type house, and the cost was $13,500. Located at Summit, New Jersey, William M. Pareis was the architect. This photograph shows how excellently its long, low lines and the air of intimacy and comfort it conveys are adapted to the north American climate. Dark accents of hardware, shutters, and foundation evergreens give to the home's white walls a scale measurement and a feeling of depth and reality. The low white picket fence composes gracious elms and the house they encircle into a definite size and importance that would otherwise be lacking. This home's appearance is an outstanding example of the vital part setting and landscaping play in presenting any house to its best advantage.

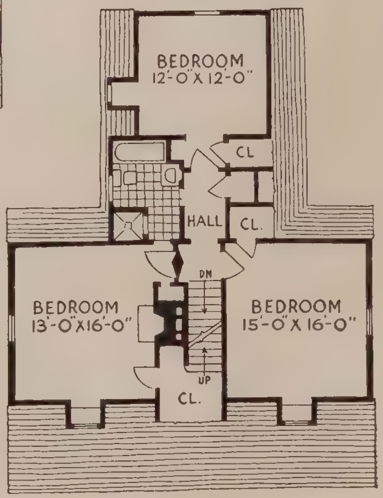


PHOTOGRAPH BY GUSTAV ANDERSON, COURTESY OF THE ARCHITECTURAL FORUM

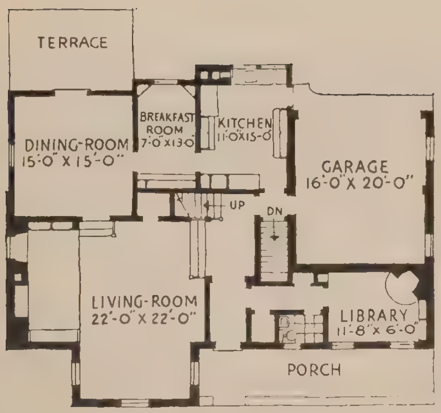
FIRST FLOOR


GARAGE
17'-0" X 19'-0"
KITCHEN
15'-0" X 8'-0"
LIVING-ROOM
15'-0" X 21'-0"
DINING-ROOM
15'-0" X 13'-0"
DN
UP

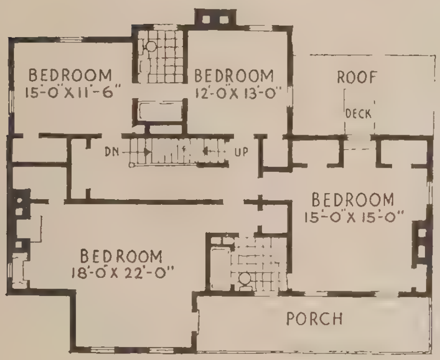
SECOND FLOOR


BEDROOM
12'-0" X 12'-0"
CL
HALL
CL.
DN
BEDROOM
13'-0" X 16'-0"
BEDROOM
15'-0" X 16'-0"
UP
CL.

IF YOUR business is such that you may wish to sell your home within a few years, to move to another part of the country, yet desire to live in your house in the meantime, you have an added problem. You must select a house design that will suit your present needs, yet have assured re-sale value to the greatest number of families. This little house, designed by Architect Reinhard D. Bischoff, represents an excellent plan with that problem of a possible unknown tenant in mind. It is located in Hempstead, Long Island, New York, but has wide geographic suitability. Colonial in style, you'll note that it includes a separate dining-room, attached garage, and basement playroom. The rear second-floor bedroom, for a family requiring a maid, is somewhat separated from the front bedrooms and can serve for that purpose; yet the house is quite small and compact enough for the maidless family. The service entrance, right outside the kitchen window, is well located, and the first-floor lavatory will always add re-sale value to the house. Attached garage holds two cars.

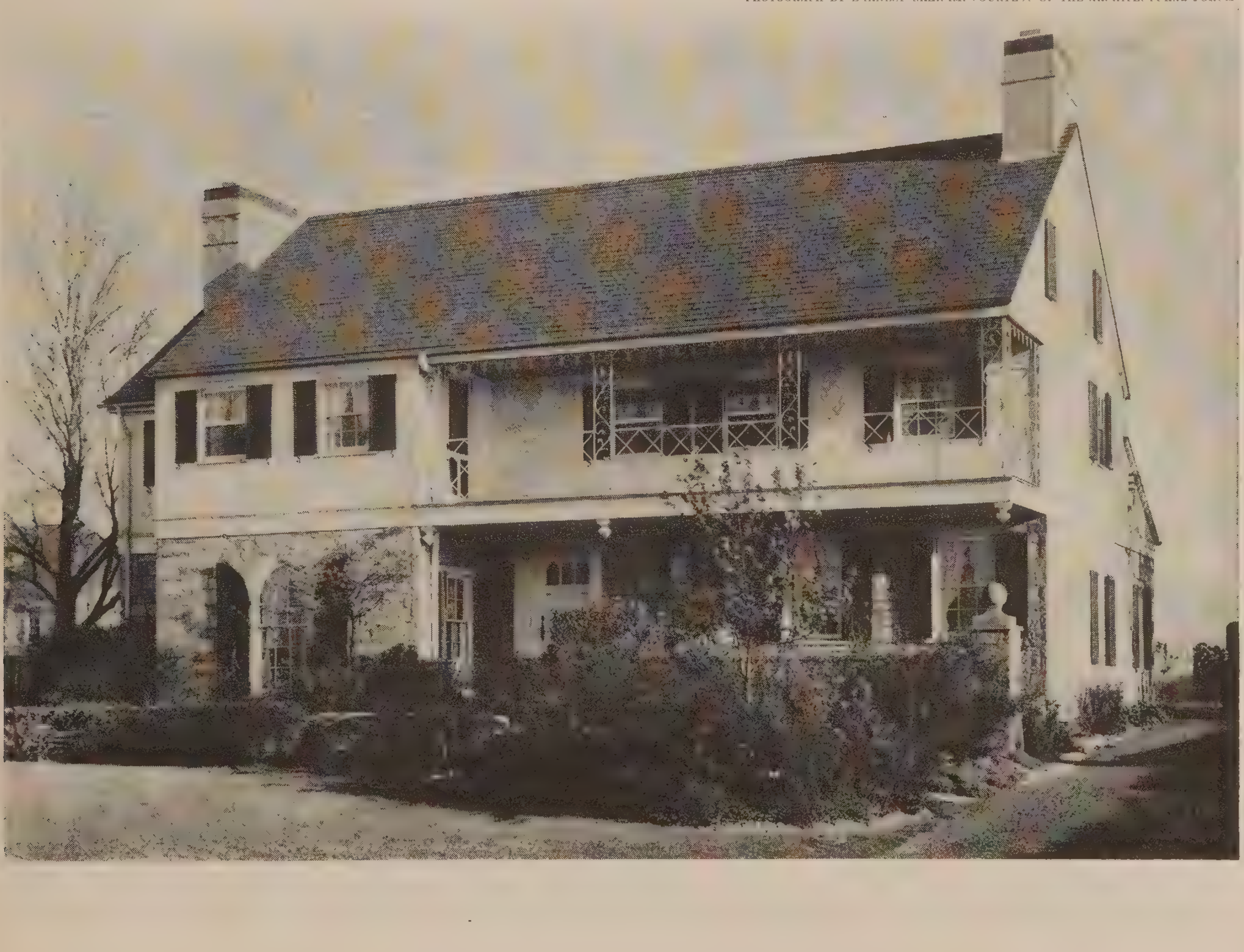

TERRACE
DINING-ROOM
15'-0" x 15'-0"
BREAKFAST ROOM
7'-0 x 13-0
KITCHEN
11'-0 x 15'-0
GARAGE
16'-0" x 20'-0"
UP
DN
LIVING-ROOM
22'-0" x 22'-0"
LIBRARY
11'-8" x 6'-0"
PORCH

FIRST FLOOR

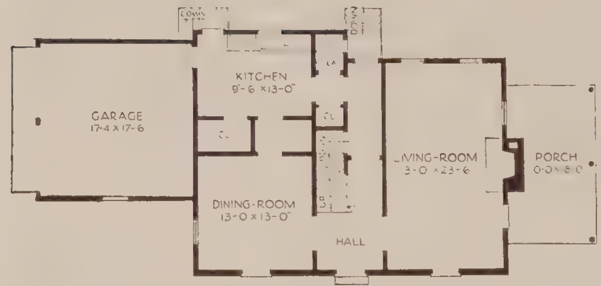

BEDROOM
15'-0" x 11'-6"
BEDROOM
12'-0" x 13'-0"
ROOF
DECK
DN
UP
BEDROOM
15'-0" x 15'-0"
BEDROOM
18'-0" x 22'-0"
PORCH

SECOND FLOOR

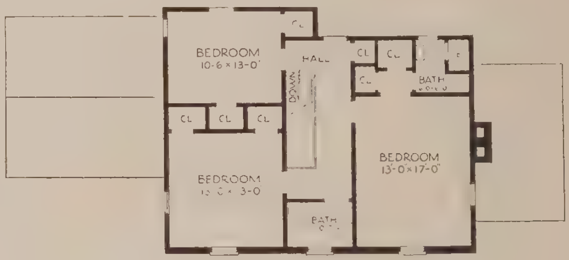
ARCHITECT John Sherwood Kelly, in designing this house for John P. McGean, of Cleveland, Ohio, used familiar Early American motives for an exterior that is anything but Colonial in appearance. Of undoubted New England ancestry are the wood pendants, the door, windows, and roof—yet these combine with a heavy masonry base and a porch definitely unconventional. The second-story porch, always a difficult problem where a certain resemblance to the traditional Colonial house form is desired, is most interesting. This architect uses light ironwork to avoid the heavy appearance of wood supports. Inside, the home follows more closely the traditional Colonial with knotty pine paneling, treated very simply, for the principal rooms. Living-room fireplace has no mantel shelf, and hearth extends to form an inglenook with built-in bench and flagstone floor. Irregularity of outline of this living-room and the master bedroom above increases their apparent size and adds special interest. This bedroom, too, has a fireplace. There is a rear sundeck on the second floor.


PHOTOGRAPH BY EARNEST GRAHAM, COURTESY OF THE ARCHITECTURAL FORUM

PICTURE this house, if you can, without its excellent foundation plantings. This photograph shows by splendid example how well-placed foundation plantings and, in this instance, the addition of a picket fence achieve for a home a sense of privacy, richness, and security. The fence is used as a welcome division between surrounding lawn and the more heavily planted area close to the house. Architect William M. Pareis designed this house for K. O. Klaren, Summit, New Jersey. For an agreeable play of texture, brick veneer is used on the front, with wood shingles on the wings. White paint over all preserves the severe integrity of the form as a whole. You'll note in the floor plan that end windows in the living-room are used to make up for light cut off by the comfortable screened porch. The home is spacious thruout, has nine closets, and there are three bedrooms.

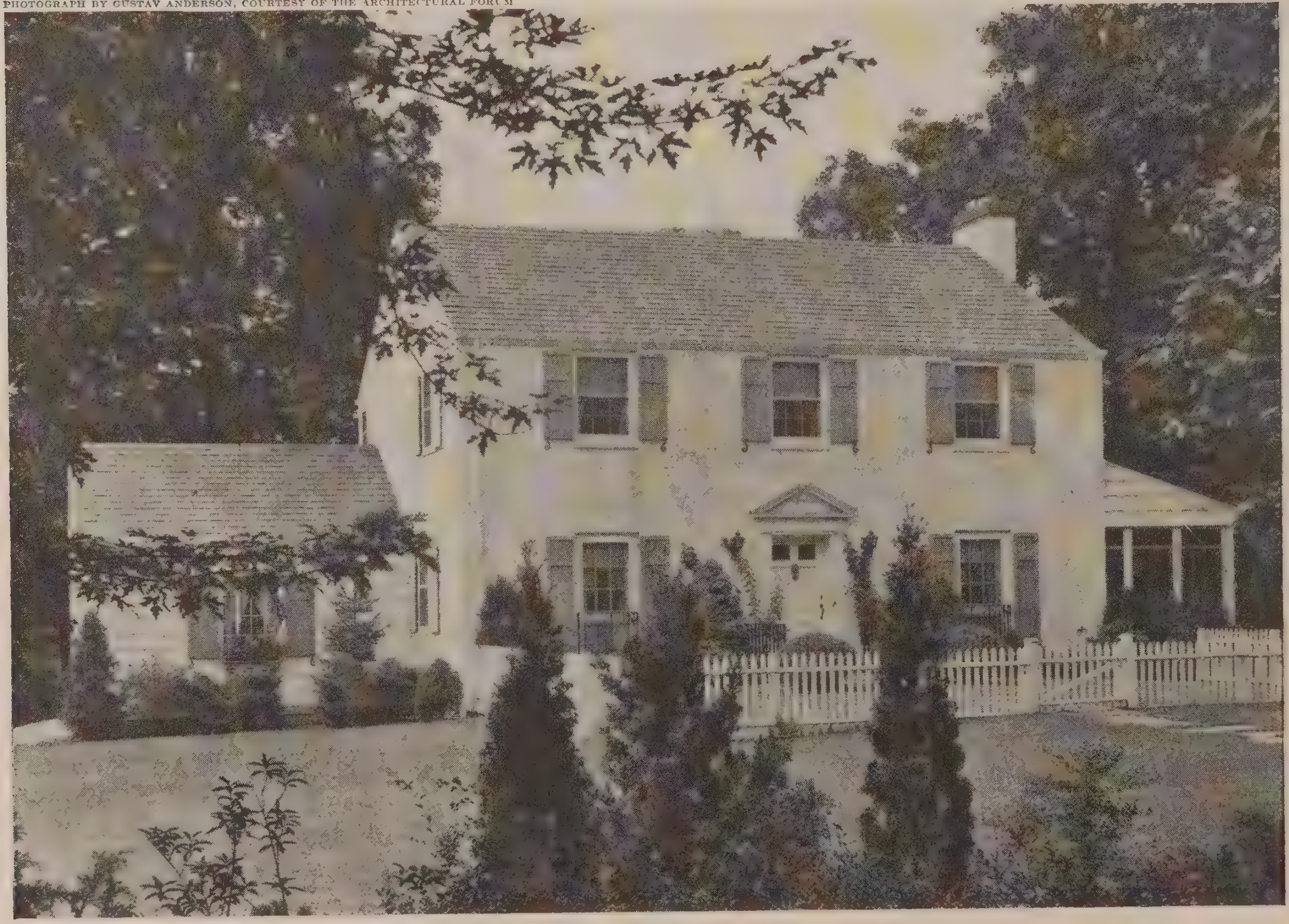

DOWN
DOWN
LA
KITCHEN
9'-6 ×13-0"
CL
CL
GARAGE
17-4 × 17-6
LIVING-ROOM
3-0 ×23-6
PORCH
DINING-ROOM
13-0 × 13-0"
HALL

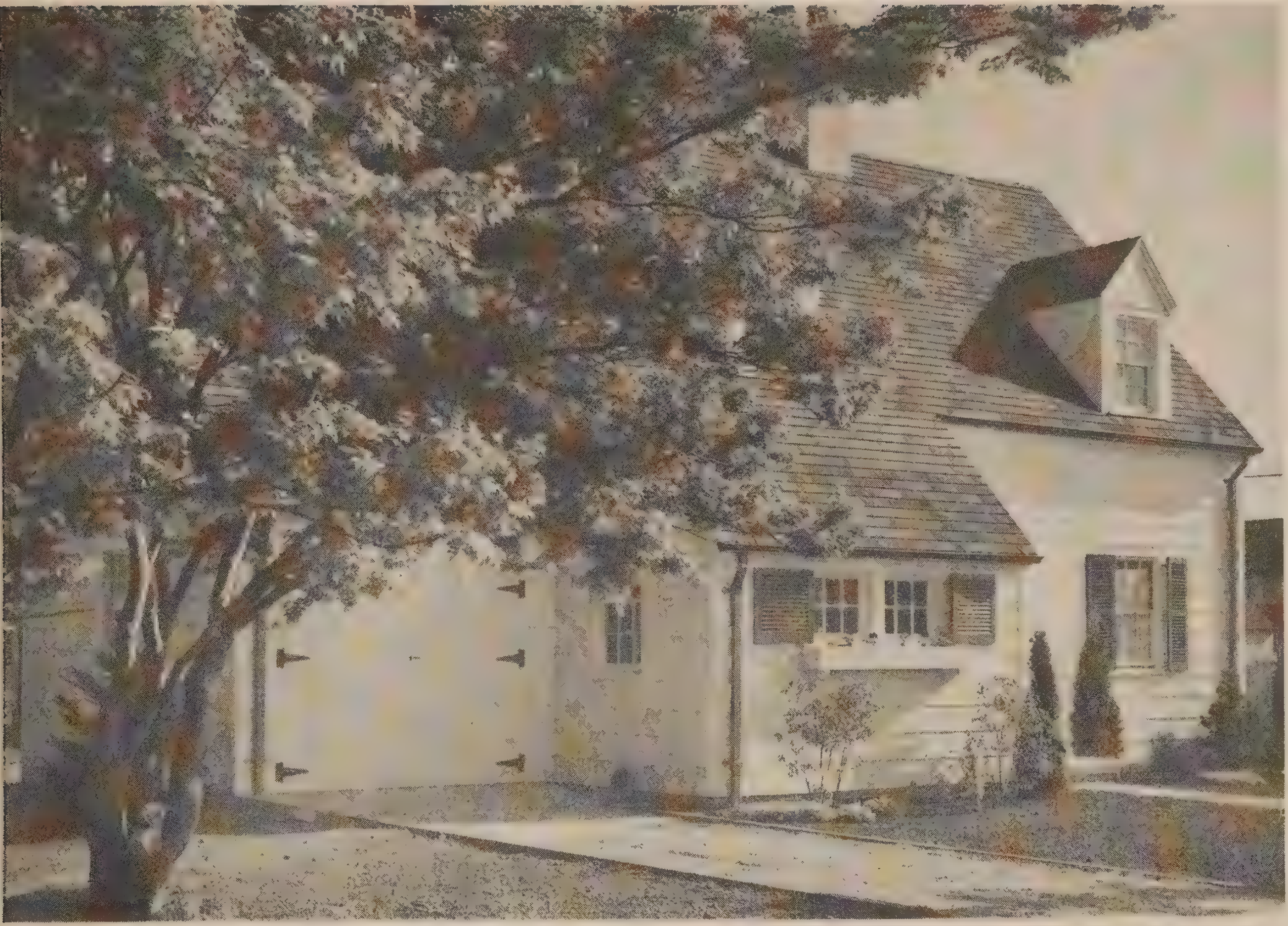
FIRST FLOOR


CL
BEDROOM
10-6 × 13-0'
HALL
CL
CL
CL
BATH
DOWN
CL
CL
CL
BEDROOM
13'-0"×17-0"
BEDROOM
BATH

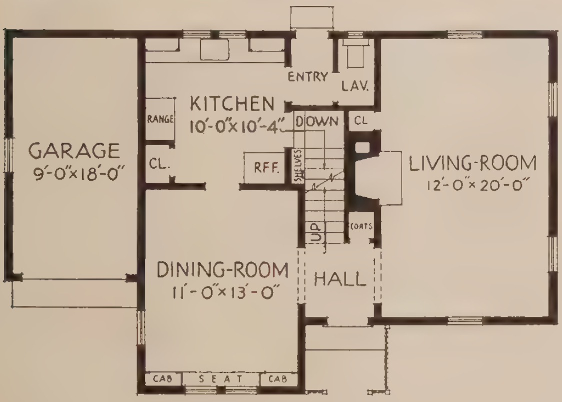
SECOND FLOOR

PHOTOGRAPH BY GUSTAV ANDERSON, COURTESY OF THE ARCHITECTURAL FORUM

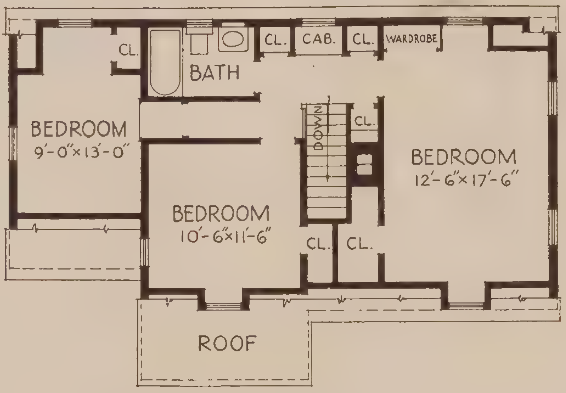




PHOTOGRAPH BY GUSTAV ANDERSON, COURTESY OF THE ARCHITECTURAL RECORD

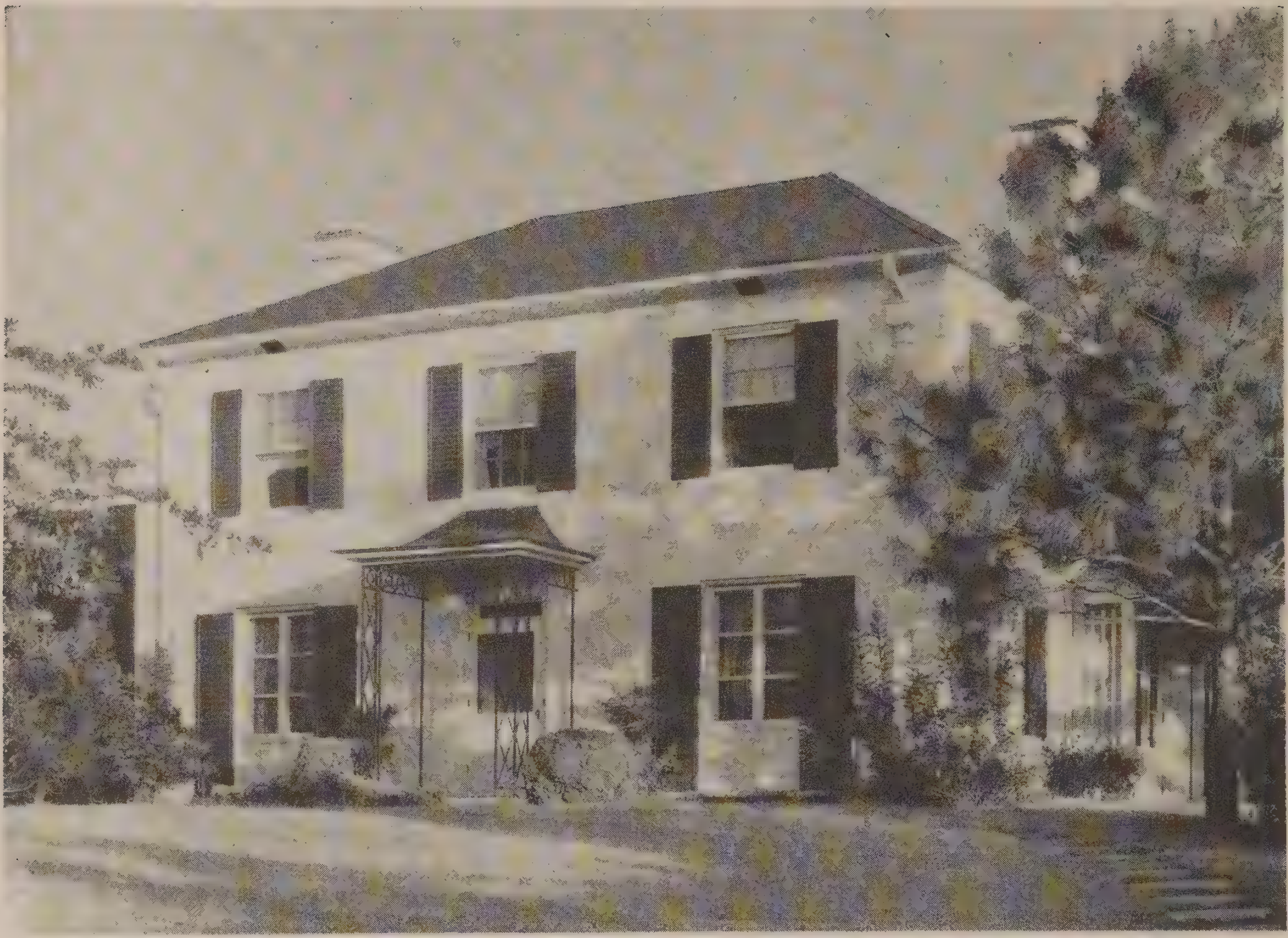

ENTRY
LAV.
KITCHEN
10'-0"x10'-4"
RANGE
DOWN
CL
GARAGE
9'-0"x18'-0"
CL.
REF.
SHELVES
LIVING-ROOM
12'-0"x20'-0"
UP
COATS
DINING-ROOM
11'-0"x13'-0"
HALL
CAB
SEAT
CAB

FIRST FLOOR

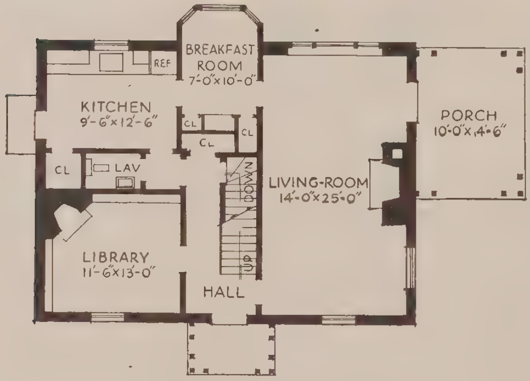

CL.
BATH
CL.
CAB.
CL.
WARDROBE
BEDROOM
9'-0"x13'-0"
DOWN
CL.
BEDROOM
12'-6"x17'-6"
BEDROOM
10'-6"x11'-6"
CL.
CL.
ROOF

SECOND FLOOR

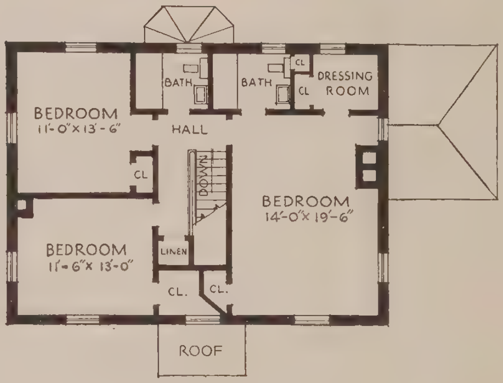
M. R. JOHNKE was the architect for this charming home of Martha Ellison, in Hempstead, New York, and, in the generous storage spaces thruout the house, the architect provides for the owner's feminine need for "places to put things!" As you'll note in the first-floor plan the outjutting front portion is the dining-room, and, beneath its small-pane twin windows, is a built-in window-seat, with china cabinets to either side. In the living-room a wood closet has book shelves above. There are kitchen cabinets (called dressers) and a special closet for cleaning equipment. On the stairway to the basement are shelves. Upstairs the main bedroom has not only a generous closet but a built-in wardrobe, and, in the hall, there are three closets with a drawer cabinet suitable for linens between two of them. Would you think, from the outside appearance of this picturesque little house, that it has three quite satisfactory bedrooms in its second-floor plan?



COURTESY OF THE ARCHITECTURAL FORUM

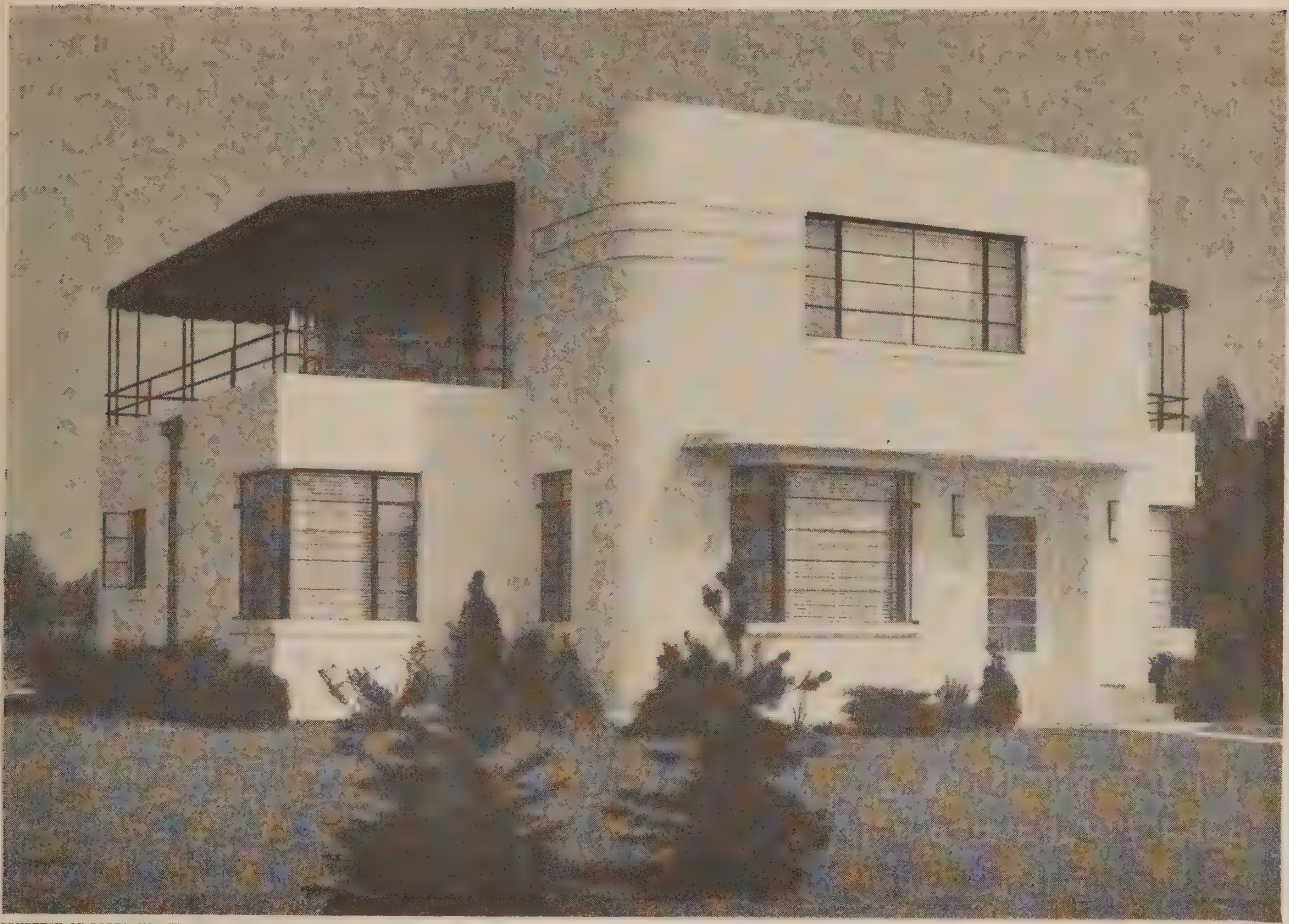

BREAKFAST ROOM 7'-0"x10'-0"
REF
KITCHEN 9'-6"x12'-6"
CL
CL
CL
CL
LAV
DOWN
PORCH 10'-0"x14'-6"
LIVING-ROOM 14'-0"x25'-0"
LIBRARY 11'-6"x13'-0"
UP
HALL

FIRST FLOOR


BATH
BATH
CL
CL
DRESSING ROOM
BEDROOM 11'-0"x13'-6"
HALL
CL
DOWN
BEDROOM 14'-0"x19'-6"
BEDROOM 11'-6"x13'-0"
LINEN
CL.
CL.
ROOF

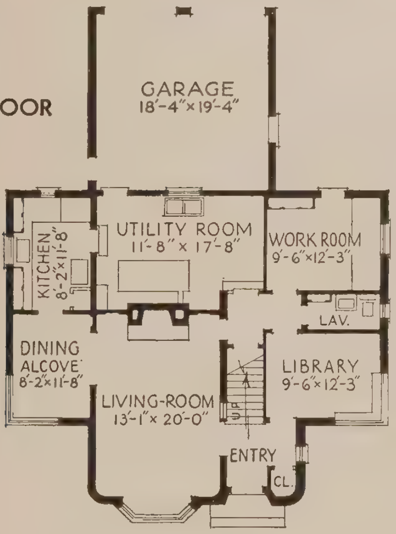
SECOND FLOOR

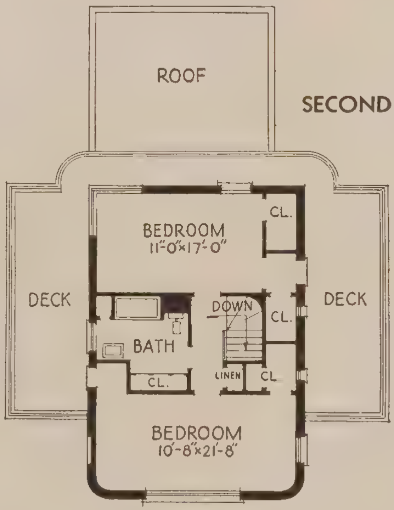
WITH all the poise of the Regency period and the exterior characterized by simple formality, this small house seems so suited to be the home of a professional man. It was designed for a lawyer and his wife, Mr. and Mrs. Devereaux F. McClatchey, of Atlanta, Georgia, and the architect is W. Montgomery Anderson. This house has foundation and masonry construction of common brick with exterior brick veneer and roof of composition shingles on sheathing. In the floor plan, basement includes servant's toilet, laundry, heating equipment, storage space, and recreation room. One positive requirement for this home was an isolated law library virtually shut off from the rest of the house, and you'll note in the first-floor plan how this has been handled. Upstairs, the closet for the main bedroom has been angled to allow for the front center window over the entranceway. Fireplace in library has black slate facing, with blue Dutch tile trim around living-room fireplace. Black-finish hardware is used both indoors and on the exterior for agreeable accent note.



COURTESY OF PORTLAND CEMENT ASSOCIATION

FIRST FLOOR

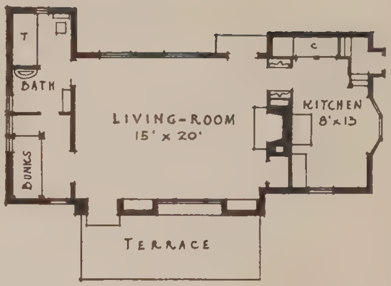

GARAGE
18'-4"×19'-4"
UTILITY ROOM
11'-8"×17'-8"
WORK ROOM
9'-6"×12'-3"
KITCHEN
8'-2"×11'-8"
LAV.
DINING
ALCOVE
8'-2"×11'-8"
LIBRARY
9'-6"×12'-3"
LIVING-ROOM
13'-1"×20'-0"
UP
ENTRY
CL.

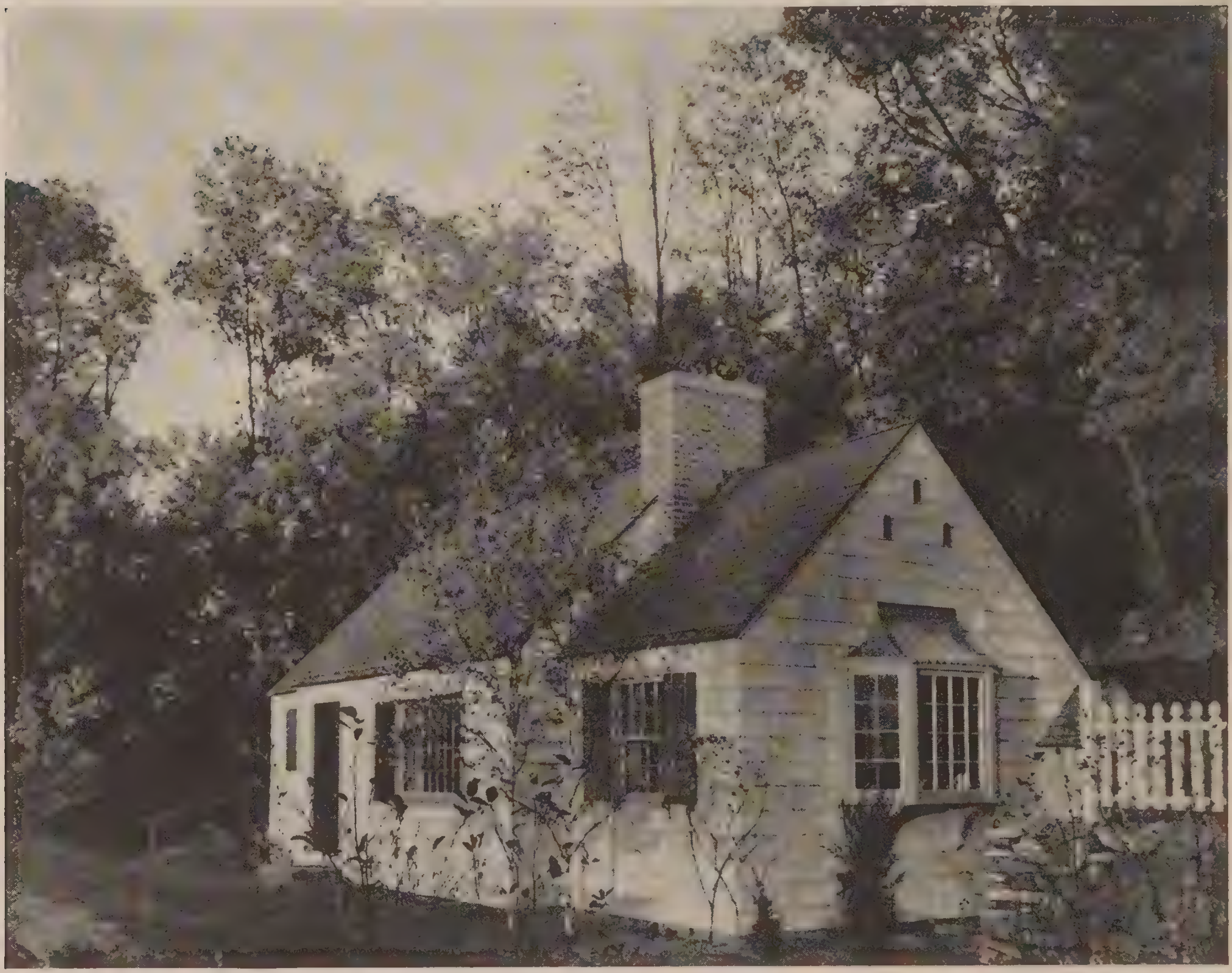

ROOF
BEDROOM
11'-0"×17'-0"
CL.
DECK
DOWN
CL.
DECK
BATH
CL.
LINEN
CL.
BEDROOM
10'-8"×21'-8"

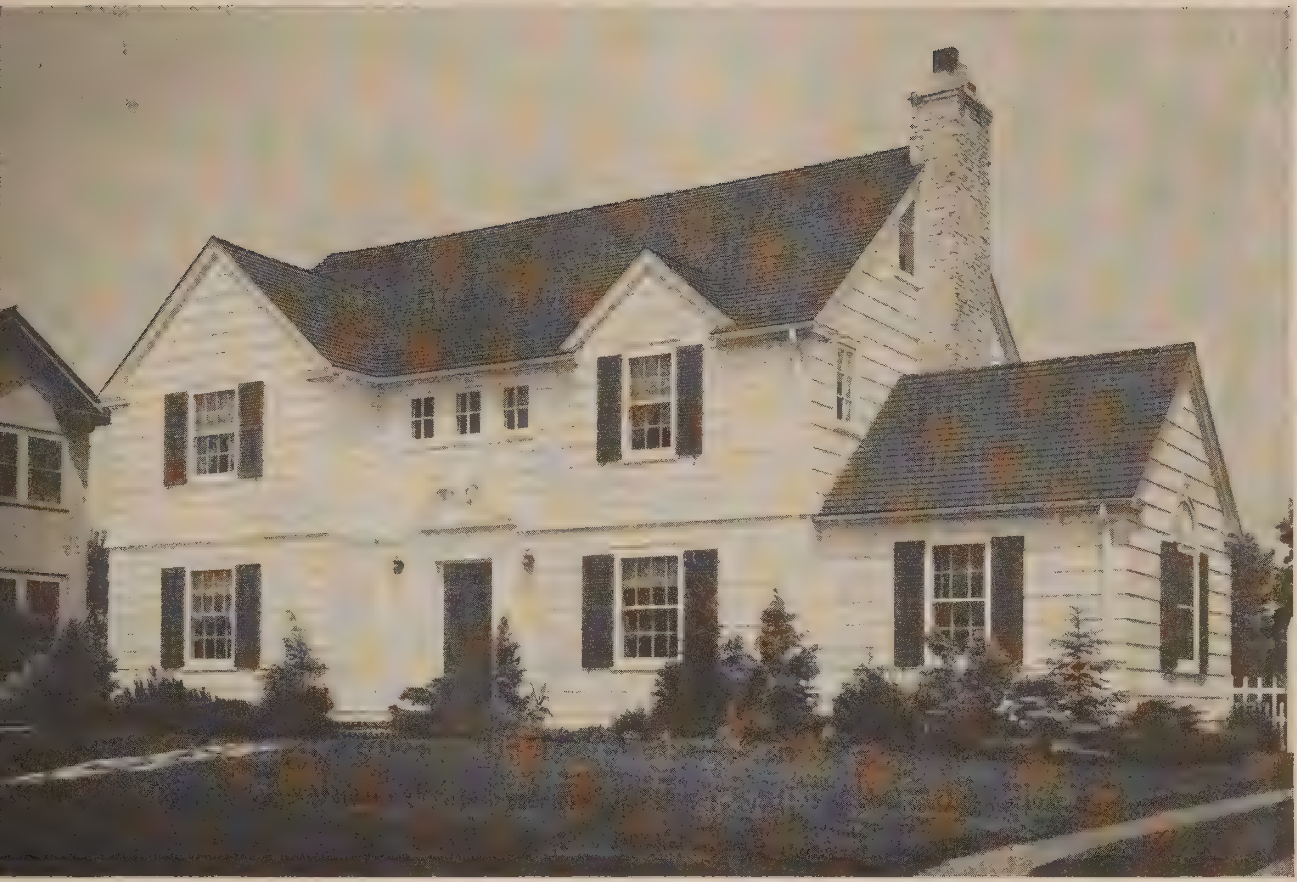
SECOND FLOOR

HERE is a house of modern materials and modern streamlined exterior treatment. The corners are rounded, and, unlike many houses of its character, the monotony of plain surfaces is relieved with a very interesting stringcourse treatment in the second story. The entrance is cleverly recessed under a flat canopy, and the flanking one-story wings are utilized above for terrace porches. The plan is basementless with a first-floor utility room (containing all the mechanical equipment) in the center of the house and adjoining the garage. A workroom is adjacent. This house, built at Maumee, Ohio, was designed by Architect Stephen M. Jokel.

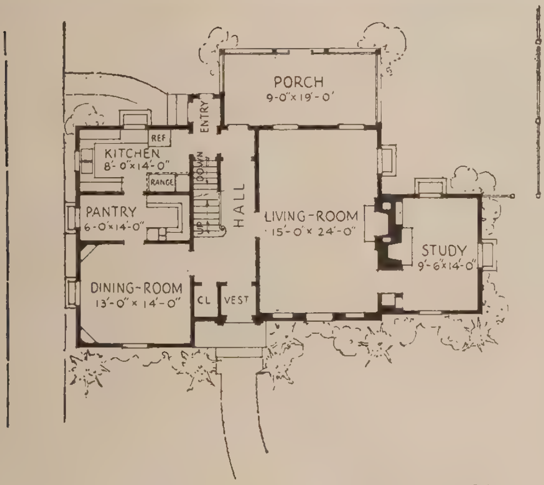
NESTLING in the shadows of a great oak and commanding one of the finest views in Connecticut, this delightful week-end cottage was designed by Allan McDowell for Miss Helen Bull. To keep down building costs, yet provide adequate sleeping accommodations, berths, one above the other in Pullman fashion, have been built into a small alcove off the living-room. A double set of heavy curtains (one directly shielding the berths, the other at the alcove entrance) gives privacy. Of course the 15- x 20-foot living-room provides space for a sleeping couch or two. At a little extra cost this cottage's interior walls have been sealed with vertical boards. With the installation of a hot-air furnace, the owner is assured of comfortable living, if desired, the whole year round. This cottage snuggles into the hillside, affording an interesting series of terraces, retained with walls of native stone. The large terrace, in front of the cottage, overlooks the wide panorama of a glorious valley, with a beautiful river at its base—a most picturesque scene.



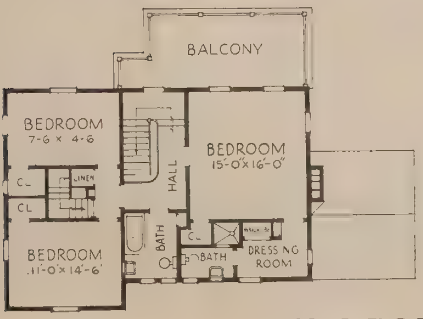




HENRY ELLEBY


PORCH
9-0"x19'-0'
ENTRY
REF.
KITCHEN
8-0"x14'-0"
RANGE
DOWN
UP
PANTRY
6-0"x14'-0"
HALL
LIVING-ROOM
15'-0" x 24'-0"
STUDY
9'-6"x14'-0"
DINING-ROOM
13'-0" x 14'-0"
CL
VEST

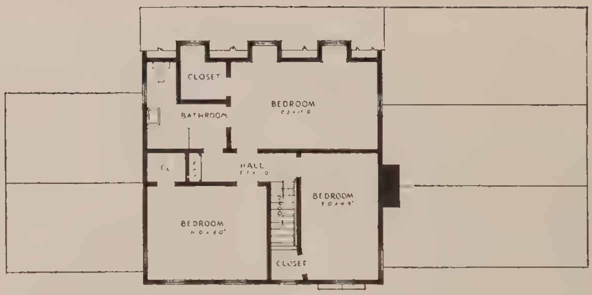
FIRST FLOOR


BALCONY
BEDROOM
7-6 x 4-6
BEDROOM
15'-0"x16'-0"
HALL
LINEN
CL
CL
BEDROOM
11'-0"x14'-6'
BATH
BATH
DRESSING ROOM

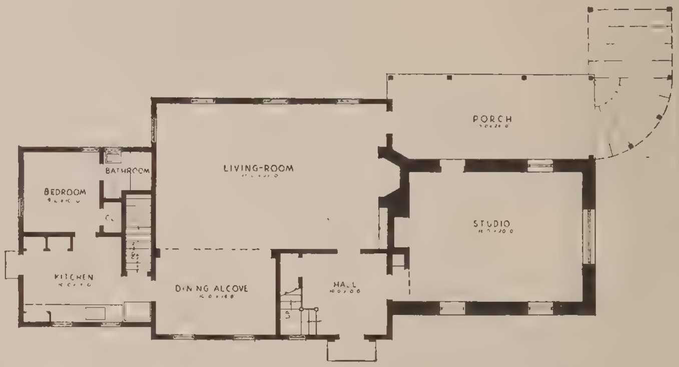
SECOND FLOOR

OF COLONIAL design, this three-bedroom home has central hall both upstairs and on the first floor. As you'll note in the first-floor plan, this hall gives off to living-room on the right and to service portion of the home on the left. Even the porch and back entrance open into this hall. Between dining-room and kitchen a pantry is a unique feature. This is of great help with extra last-minute kitchen duties when there are dinner guests. In the dining-room, twin cupboards with storage space beneath are built into two corners. Their arched Colonial doors repeat in shape the open arches that give off to living- and dining-room from the central hallway. Keeping the entire service portion to the left of the hall allows privacy for the living-room, and the study (the one-story wing to the far right) has an especially quiet location. Architect Rollin C. Chapin built this white-painted residence near Minneapolis, Minnesota.

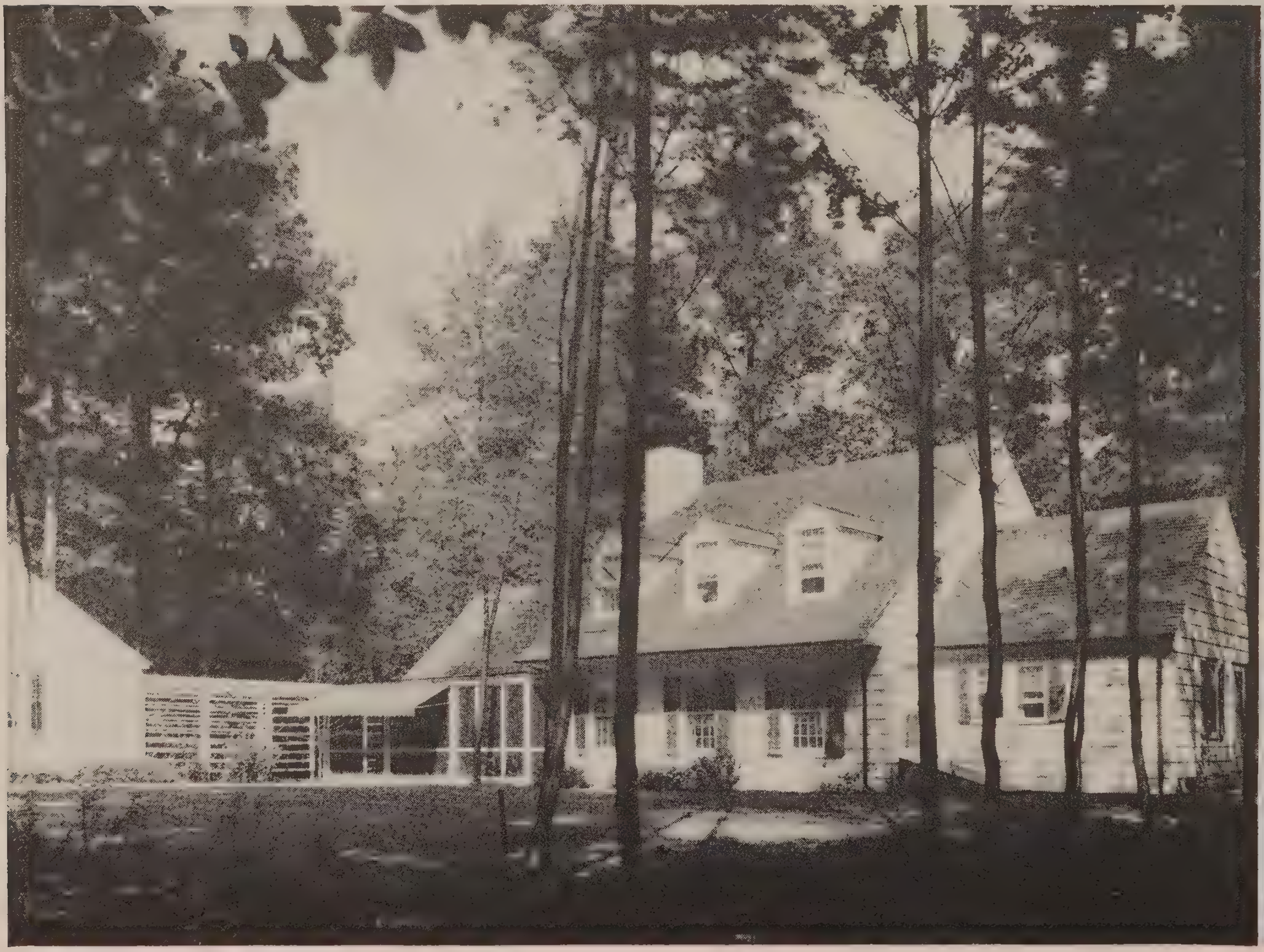
PLANNED by Architect Charles Cutler for an artist couple, Mr. and Mrs. Henry Luhrs, of Westport, Connecticut, this house solves the problem of the home with workshop as an integral part. Particular attention is given to a studio wing, with north light, where Mr. and Mrs. Luhrs can work. The studio has windows also on both sides, sheltered against the sun by trees on the east and by a screened porch, which you see, on the west. The big living-room and bedroom face the west, with the front of the house due east. The studio's rough stone walls combine with the shingled exterior of the rest of the home, yet lead pleasingly to the stone-bordered driveway approach. For exterior color scheme this house has white shingled walls, unstained weathered shingles for roof, a white brick chimney with a black top, and doors and shutters in blue-green. The house is beyond the city gas and water lines, and an artesian well was built. One of the artificial gases is used for cooking. Electricity was put in, and there is an oil-burning, hot-water furnace in the home.

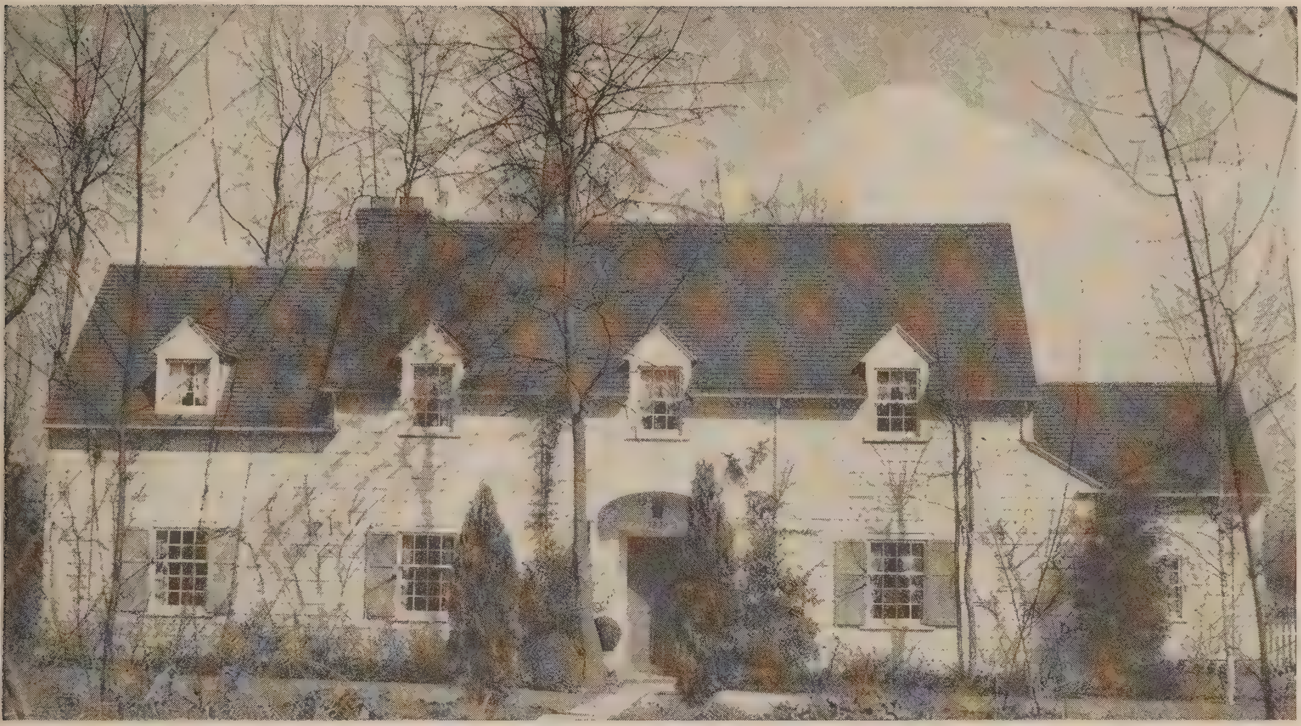

CLOSET
BEDROOM
BATHROOM
HALL
BEDROOM
BEDROOM
CLOSET

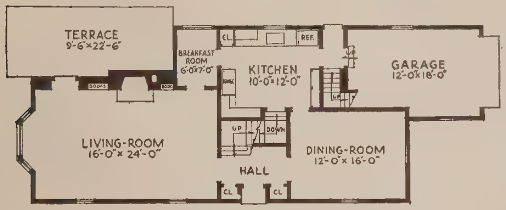
SECOND FLOOR


PORCH
LIVING-ROOM
BATHROOM
BEDROOM
STUDIO
KITCHEN
DINING ALCOVE
HALL

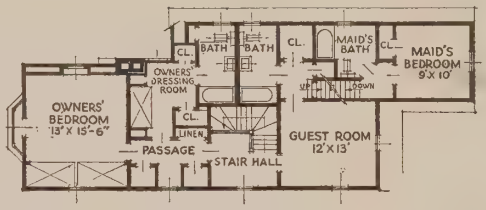
FIRST FLOOR






TERRACE
9'-6"×22'-6"
BREAKFAST ROOM
6'-0"×7'-0"
CL.
REF.
KITCHEN
10'-0"×12'-0"
GARAGE
12'-0"×18'-0"
BOOKS
BOOKS
UP
UP
DOWN
LIVING-ROOM
16'-0"× 24'-0"
DINING-ROOM
12'-0"× 16'-0"
HALL
CL
CL

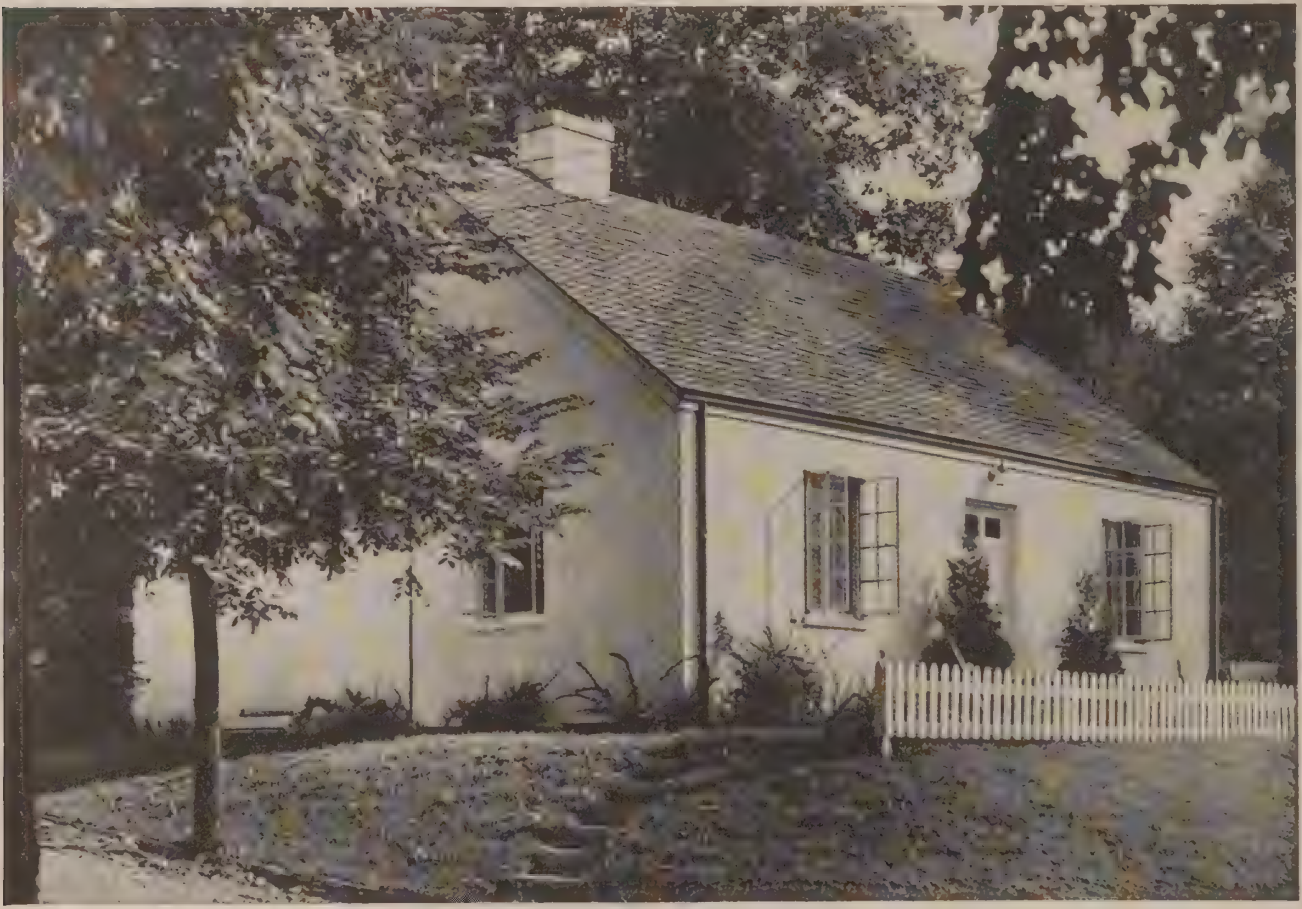
FIRST FLOOR

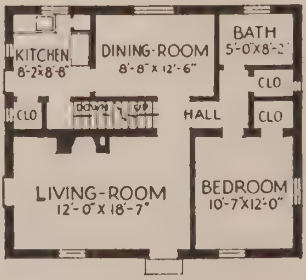

CL.
BATH
BATH
CL.
MAID'S BATH
CL.
MAID'S BEDROOM
9'X 10'
OWNERS' DRESSING ROOM
UP
DOWN
OWNERS' BEDROOM
13' X 15'-6"
CL.
LINEN
GUEST ROOM
12'X 13'
PASSAGE
STAIR HALL

SECOND FLOOR

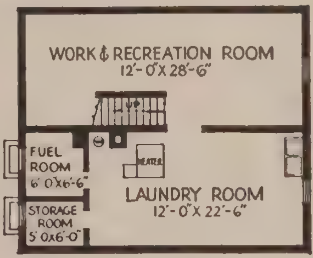
THIS lakeside home of Lieutenant-Colonel and Mrs. H. W. Gregg, Seattle, Washington, has an unusually fine room arrangement for a broad site. It is of beautifully proportioned, modified Colonial style. After 25 years of living in such homes as are available for officers' families in the Philippines, on the Mexican border, and in Porto Rico, when the time came for the Colonel to retire, this house, always dreamed about, was planned and built, with Edwin J. Ivey the architect. It is spacious, compact in utility sections, with plenty of places to put the trophies of a roving life. What Mrs. Gregg enjoys most about the 16 x 24-foot living-room is the rear wall's treatment. Flanking the red brick fireplace this wall is paneled with recessed bookcases, four of them, and beneath each is built a small utility compartment. Two openings in this wall contain French doors—one leading to terrace, the other to breakfast room. Both living- and dining-room have beamed ceilings and insulation-board paneling. There are a separate entrance and lock system for servant quarters, a way to lock off the main floor from servant's quarters, a way to lock off the owners' bedroom suite from the rest of the house; and a master key system fits all locks.

COMBINING low cost with virtually fireproof construction, this Cape Cod concrete home was built in Bedford Hills, New York, for Mrs. Clarence Buell, for $4,200. Small but ample (over-all size 31 x 26 feet), it has concrete flagstone terrace behind the picket fence. In summer gay orange and yellow marigolds interrupt its foundation planting of barberry and evergreen. The attic (left unfinished) will provide two more rooms when they're needed. Designer Everett Burbank attributes this home's low cost largely to construction which eliminates unnecessary trim and plaster coatings. The walls are built of 8-inch cinder-concrete units with waterproof Portland-cement paint applied both outside and in. Partitions are 4-inch cinder blocks similarly finished. Floors have concrete joists with cinder-concrete slabs, covered with a smooth coat of mortar. The under side of floors forms the ceilings of rooms beneath. Floors are finished with a mortar coat, tinted brown with penetrating cement stain. Steel-casement windows are set directly in the concrete. Strong and permanent cinder blocks, owing to their minute air spaces, have insulating value.

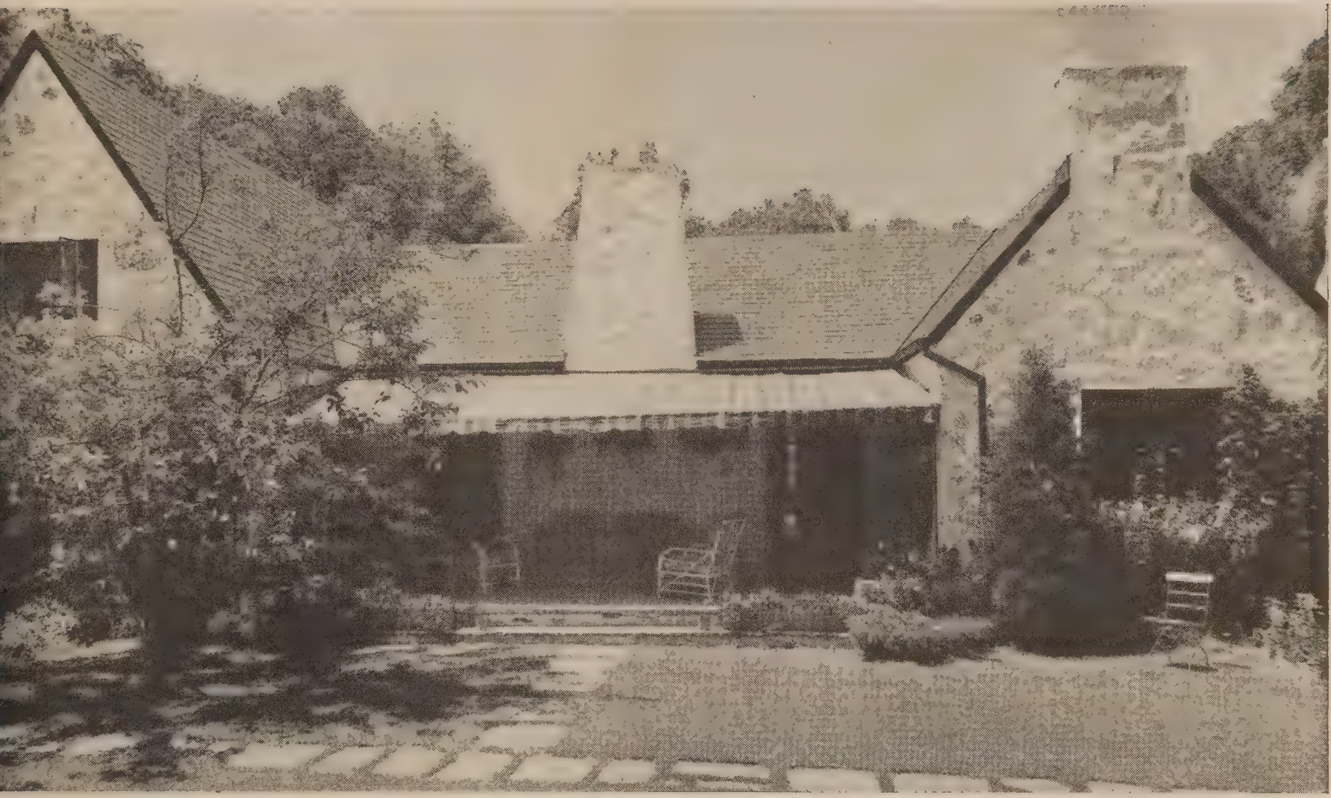



KITCHEN
8'-2"x8'-8"
DINING-ROOM
8'-8" x 12'-6"
BATH
5'-0"x8'-2"
CLO
CLO
DOWN
UP
HALL
CLO
LIVING-ROOM
12'-0" x 18'-7"
BEDROOM
10'-7"x12'-0"

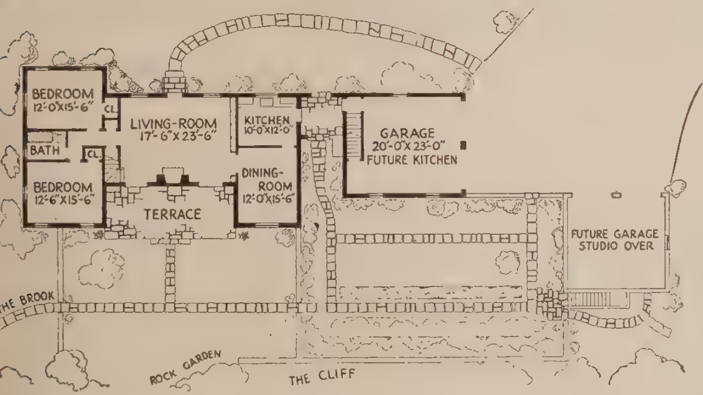
FIRST FLOOR


WORK & RECREATION ROOM
12'-0"x 28'-6"
UP
FUEL ROOM
6'0"x6'-6"
HEATER
LAUNDRY ROOM
12'-0" x 22'-6"
STORAGE ROOM
5'0x6'-0"

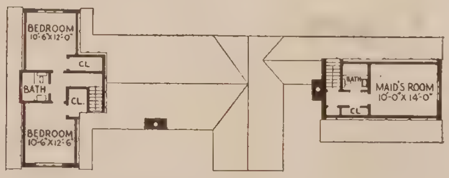
BASEMENT



GOTTSCHO


BEDROOM 12'-0"X15'-6"
CL
LIVING-ROOM 17'-6"X23'-6"
KITCHEN 10'-0"X12'-0"
GARAGE 20'-0"X23'-0" FUTURE KITCHEN
BATH
CL.
BEDROOM 12'-6"X15'-6"
TERRACE
DINING-ROOM 12'-0"X15'-6"
FUTURE GARAGE STUDIO OVER
HE BROOK
ROCK GARDEN
THE CLIFF

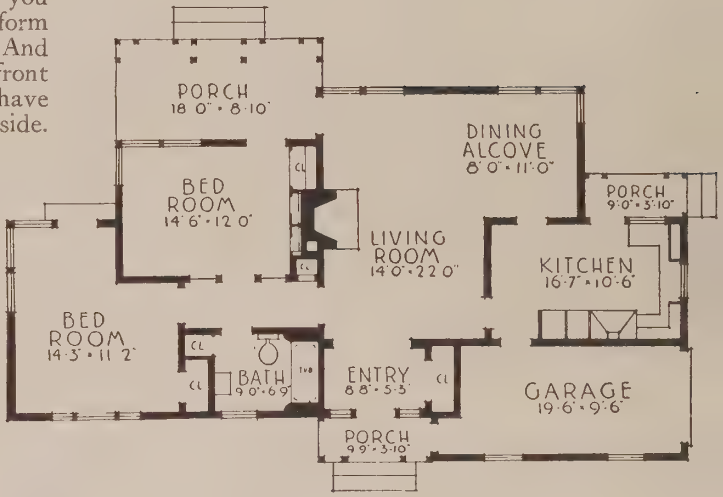
FIRST-FLOOR AND GROUND PLAN

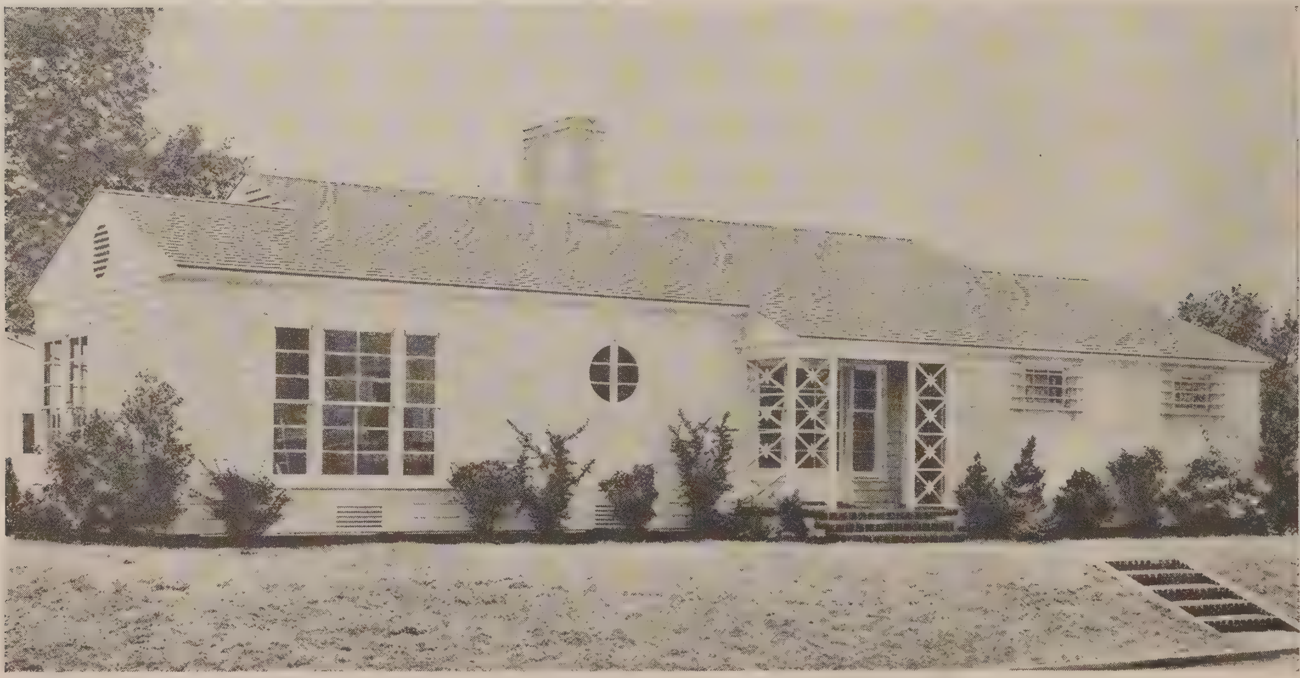

BEDROOM 10'-6"X12'-0"
CL
BATH
CL.
BEDROOM 10'-6"X12'-6"
BATH
MAID'S ROOM 10'-0"X14'-0"
CL

SECOND FLOOR

IN THIS house of Cartoonist and Mrs. Rollin Kirby, Westport, Connecticut, Architect Frazier Forman Peters demonstrates how beauty and permanence of good stone construction may be achieved at low cost! Native fieldstones are set into an inner wall of concrete, and the house is planned almost entirely on the one floor. Only one gable extends to a second story, and this is done with a minimum of wall area on the higher level. Aside from this home's convenience and charm of plan, the upper wall area for a more compact, 2-story house would have cost double the amount per square foot of the first few feet. This is due to need for scaffolding and equipment for lifting. And Architect Peters' plan remains less expensive, even with a slate roof over all. To fit this home to a smaller lot, and to afford better protection for the rear terrace and garden (in the photograph), the garage could be built, if desired, as a right-angle ell adjoining the dining-room.

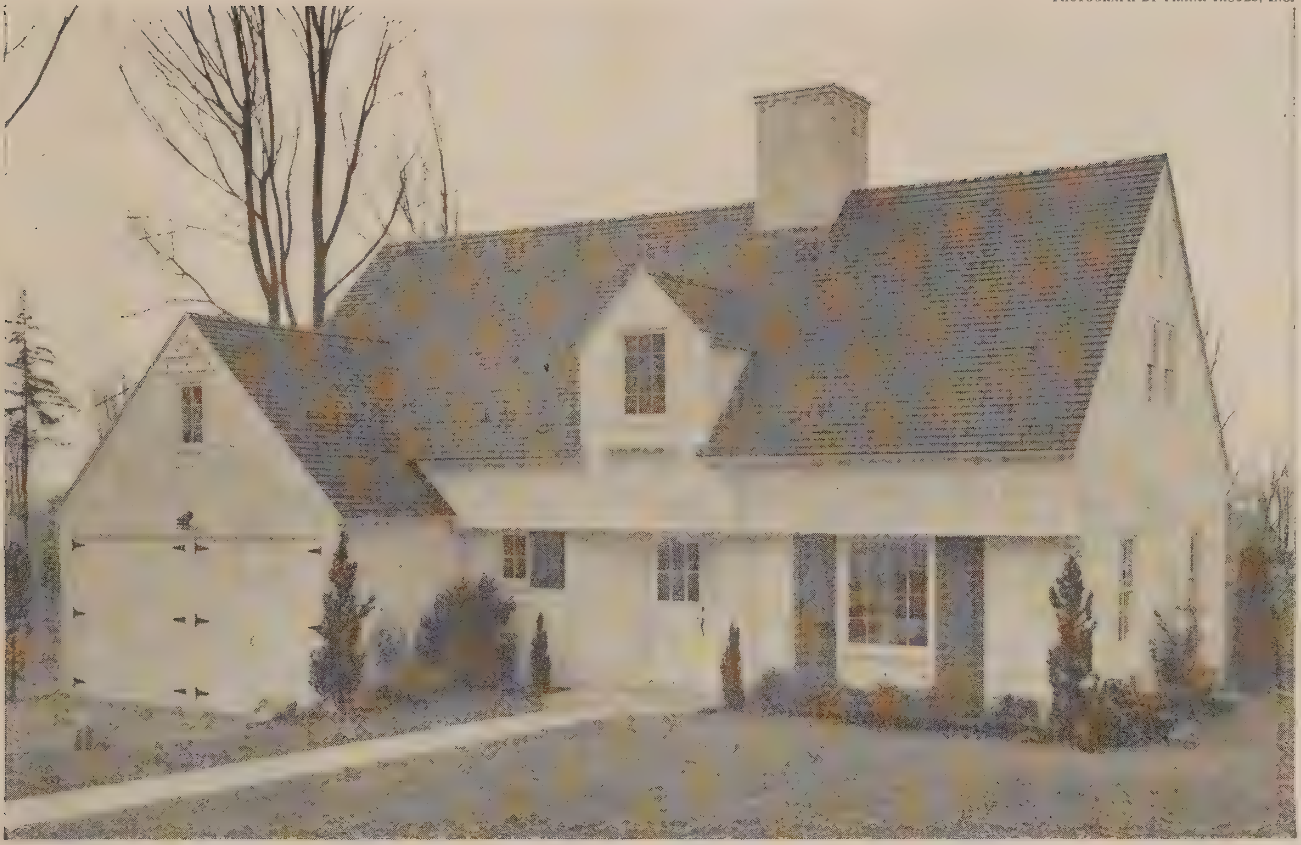
THIS model bungalow, shown at the Texas Centennial Exposition at Dallas, demonstrates Southern pine as a structural and finish material. The house, distinctly modern in design and arrangement, can be built at a cost ranging from $4,500 to $5,000. Living-room and dining alcove walls are covered with Southern pine boards laid horizontally, with moulded joints, and finished in natural color displaying the wood's grain. Main bedroom has V-joint boards laid horizontally, about to chair-rail height, and the walls above are covered in vertical pine paneling. In the second bedroom, pine-board finish has wallpaper over canvas. The garage, built as part of the home in the "L" formed by kitchen and front entry, uses louvered windows, as you note to the right in the photograph, to form an agreeable feature of the front wall. And the bathroom's round window, in the front wall, the architects, Goodwin & Tatum, have repeated as a decorative feature at the side.

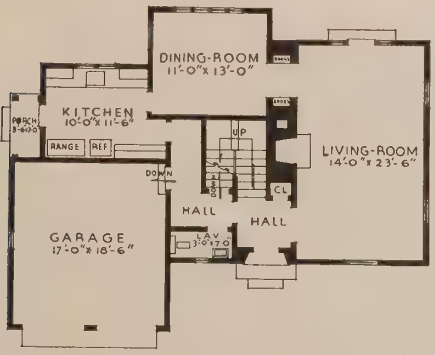

PORCH
18 0" • 8·10"
DINING
ALCOVE
8' 0" • 11'·0"
BED
ROOM
14' 6" • 12 0"
CL
CL
LIVING
ROOM
14'0" • 22 0"
PORCH
9'·0" • 3'·10"
KITCHEN
16'·7" • 10'·6"
BED
ROOM
14·3' • 11 2"
CL
CL
BATH
9 0" • 6 9"
TUB
ENTRY
8 8" • 5·3"
CL
GARAGE
19·6' • 9'·6"
PORCH
9 9" • 3·10"



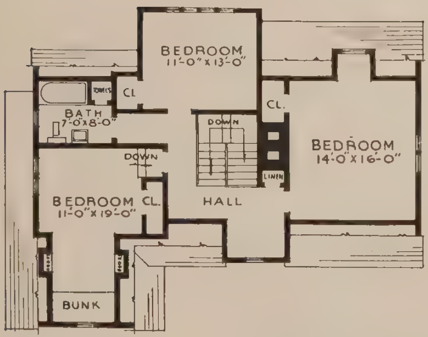
SOUTHERN PINE ASSOCIATION—PHOTOGRAPH BY F. A. McDANIELS

PHOTOGRAPH BY FRANK JACOBS, INC.



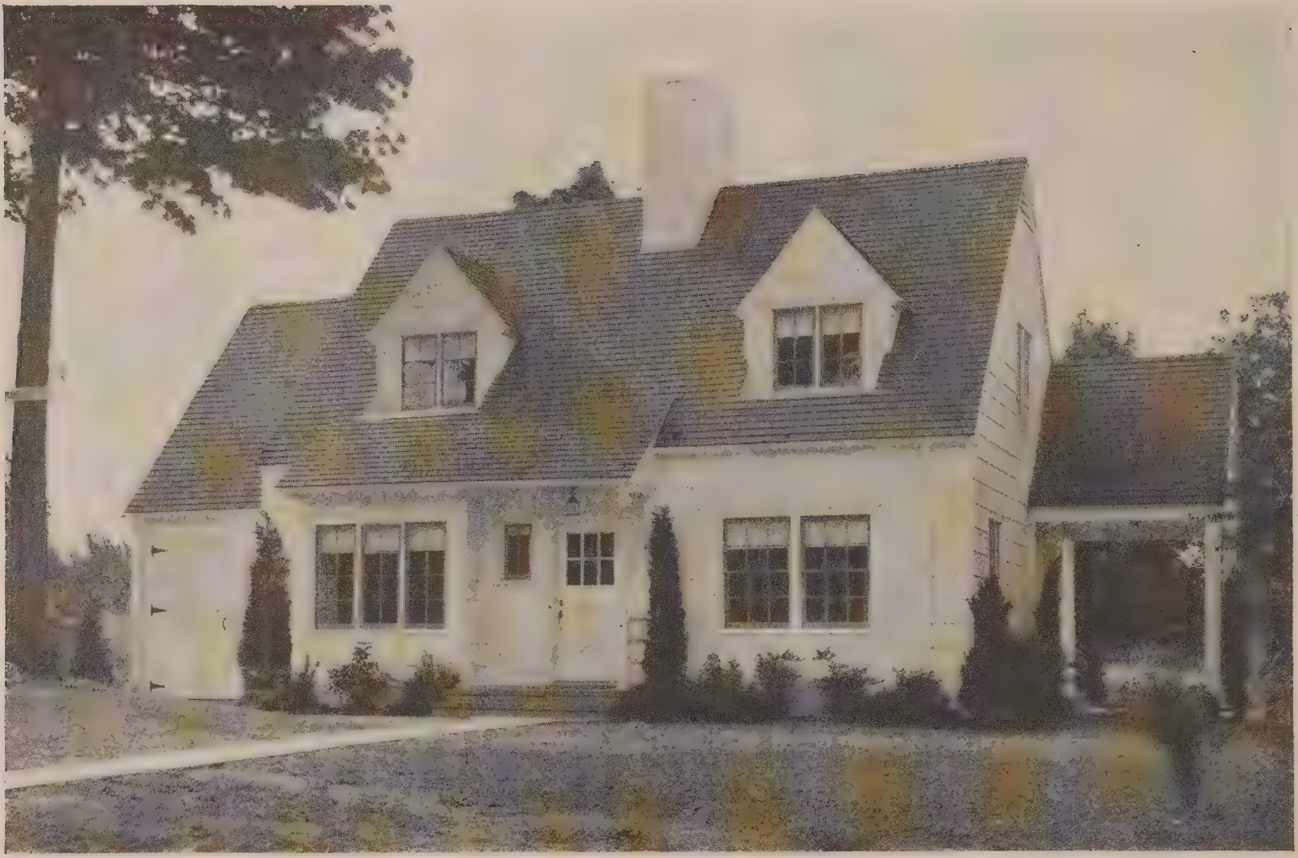

DINING-ROOM
11'-0"x 13'-0"
BOOKS
BOOKS
KITCHEN
10'-0"x 11'-6"
PORCH
8'-6"x7'-0"
RANGE
REF
UP
LIVING-ROOM
14'-0" x 23'-6"
DOWN
DOWN
CL
HALL
HALL
GARAGE
17'-0"x 18'-6"
LAV
3'-0"x7'-0"

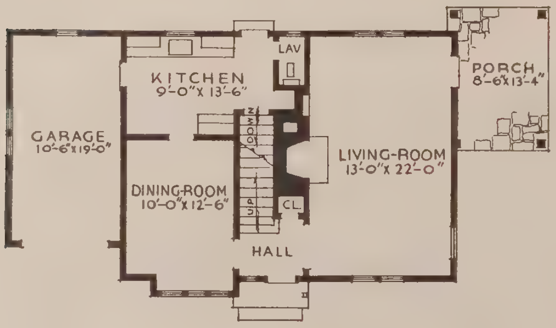
FIRST FLOOR


BEDROOM
11'-0"x 13'-0"
TOWELS
CL
CL.
BATH
7'-0"x8'-0"
DOWN
BEDROOM
14'-0"x16'-0"
DOWN
LINEN
BEDROOM
11'-0"x 19'-0"
CL.
HALL
BOOKS
BOOKS
BUNK

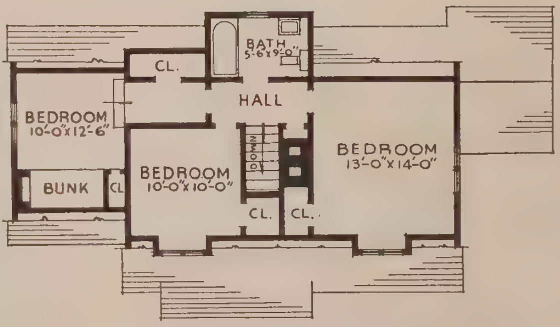
SECOND FLOOR

FOR a 67- x 130-foot lot in Hugh H. Russell's Development of Blue Ridge, near Seattle, Washington, Architect George Wellington Stoddard planned this New England Colonial house to sell for $6,800 complete. It is white with green roof and green shutters, and exterior wall finish is of 16-inch red cedar shingles and vertical cedar boards. Full-length shutters at the view window in the living-room add height to the exterior appearance of the first floor, and there is a Dutch door at the end of the living-room to the rear yard. Built-in book shelves line the passageway between living- and dining-room to the depth of the fireplace, and this arrangement also allows a coat closet off the front hall. There is a full basement, with playroom area, laundry, and air-conditioning plant complete except for air-cooling (which can be added).



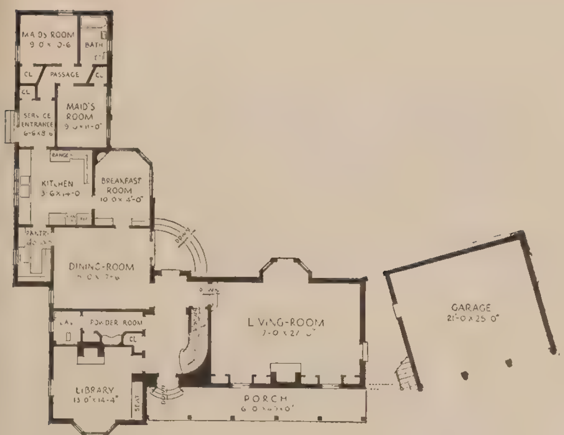

KITCHEN
9'-0"x 13'-6"
LAV
PORCH
8'-6"x13'-4"
GARAGE
10'-6"x19'-0"
LIVING-ROOM
13'-0"x 22'-0"
DINING-ROOM
10'-0"x 12'-6"
DOWN
UP
CL.
HALL

FIRST FLOOR

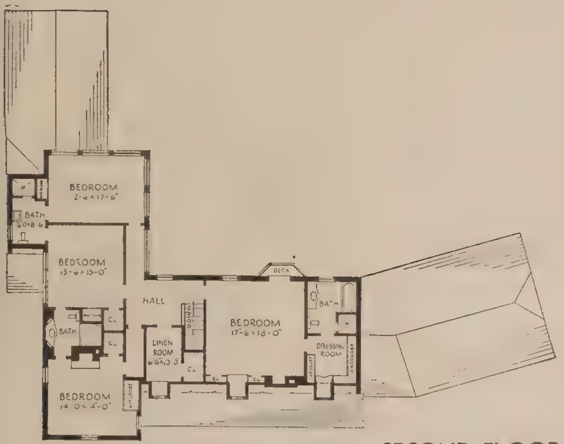

BATH
5'-6"x9'-0"
CL.
HALL
BEDROOM
10'-0"x12'-6"
BUNK
CL
BEDROOM
10'-0"x 10'-0"
DOWN
BEDROOM
13'-0"x 14'-0"
CL.
CL.

SECOND FLOOR

OF LATE Colonial architecture, this home has Dutch door entrance, and a Dutch door leads from living-room to roofed flagstone terrace shown at the right in the photograph. Floors are of dark-stained oak in random-width style. Basement extends under part of the house only and is complete with heating equipment, laundry, and tiled-floor lavatory room. Upstairs, the bathroom has tiled floor, and there are three bedrooms, the one over the garage with built-in bunk in ship style. This house was designed by Architect George Wellington Stoddard for Hugh H. Russell's Development of Blue Ridge, near Seattle, Washington, and sold complete with 60- x 125-foot lot for $5,800. Plantings extend past the corners and along the sides.


MAIDS ROOM
9 0 × 0-6
BATH
CL
PASSAGE
CL
CL
SERVICE ENTRANCE
6-6×8 6
MAID'S ROOM
9-0×11-0"
RANGE
KITCHEN
3-6×14-0
BREAKFAST ROOM
10 0 × 4'-0"
PANTRY
DOWN
DINING-ROOM
DOWN
LAV.
POWDER ROOM
CL
LIVING-ROOM
7-0×27'-0"
GARAGE
21'-0×25'-0"
LIBRARY
13 0"×14-4"
SEAT
DOWN
PORCH

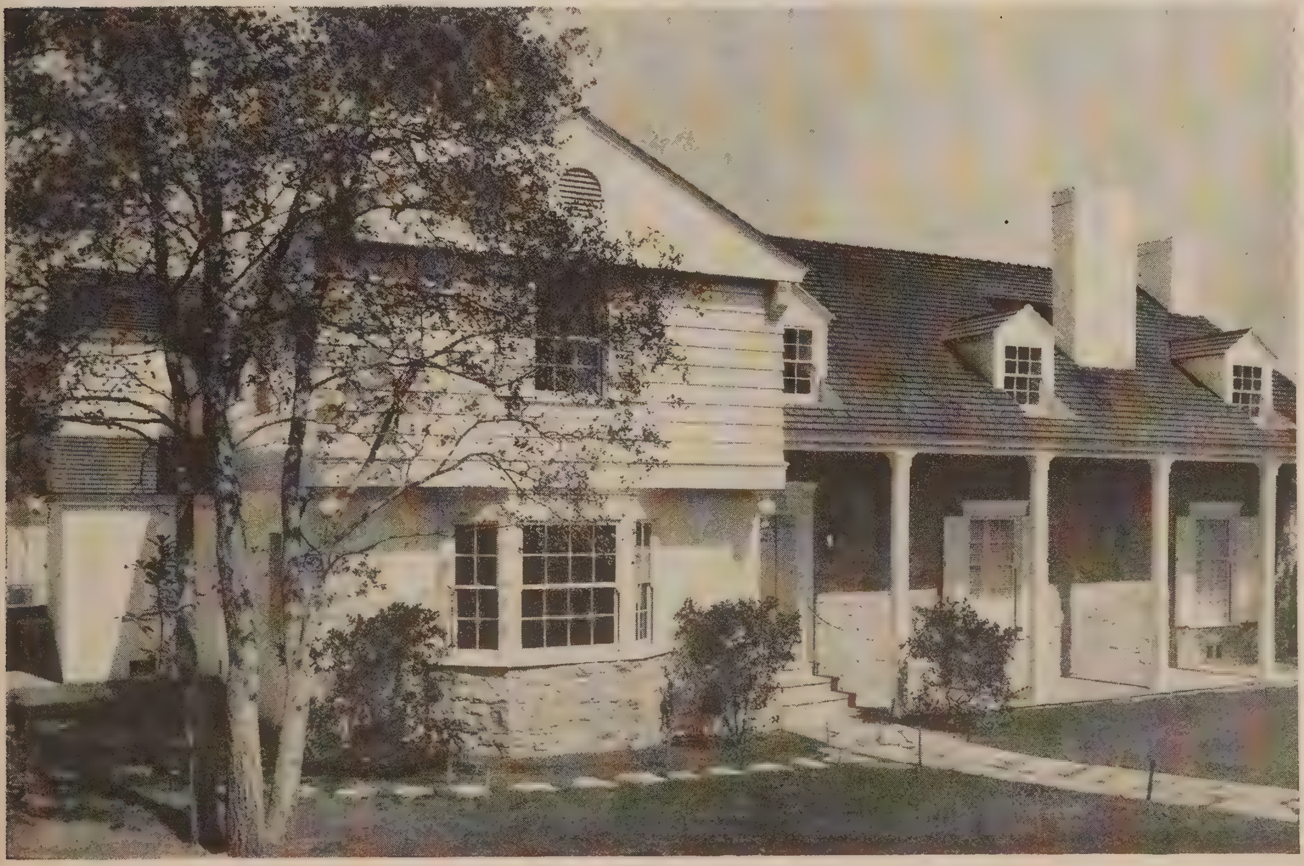
FIRST FLOOR


BEDROOM
2-6×17-6"
BATH
6 0×8 6
BEDROOM
13-6×15-0"
HALL
DECK
BATH
CL
CL
DOWN
BEDROOM
17'-6×18-0"
BATH
LINEN ROOM
6-6×10 5
CL
CL
CL
DRESSING ROOM
WARDROBE
WARDROBE
BEDROOM
14 0×4'-0"
WARDROBE

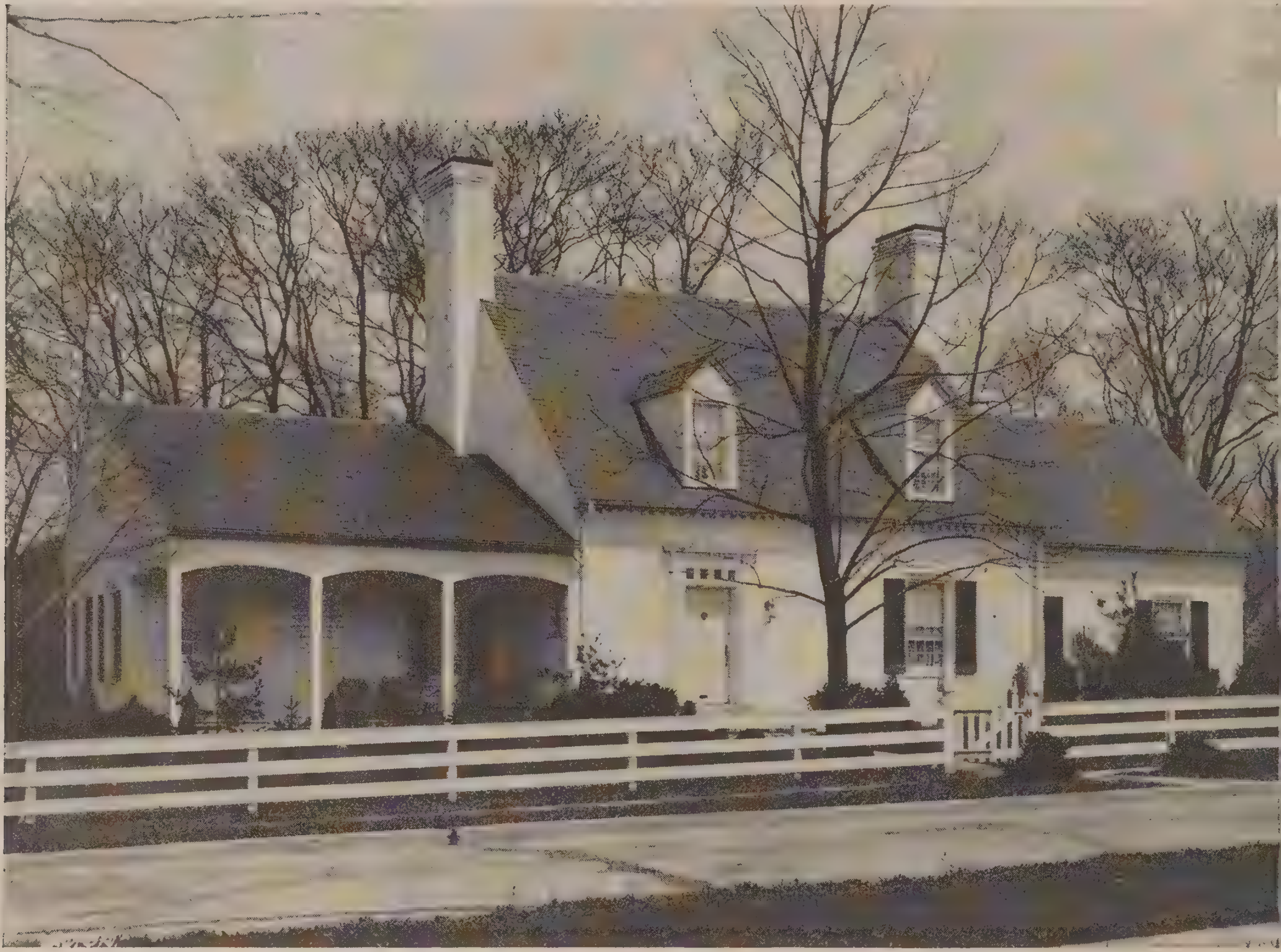
SECOND FLOOR

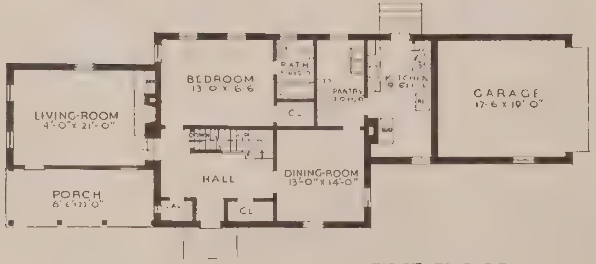
SPREAD out over the ground in an arrangement so well adapted to the mild climate of the Southwest, the home of Mr. and Mrs. Ben Hardwood, of West Los Angeles, California, designed by Architect John Byers, Santa Monica, presents some sparkling adaptations of the architectural details so long followed in the East. The delicate portico, excellent stonework, overhanging second story above the library bay window, and inset dormers are all in beautiful scale with each other. Room arrangement, while not adapted to a restricted building site, is an ideal one where ground space is plentiful.

GENE WILLSON ROSS

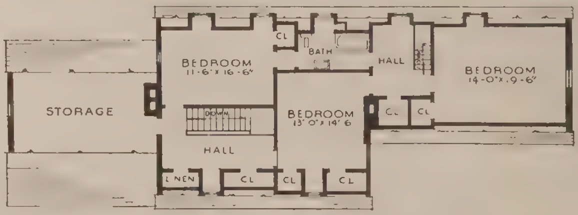


PHOTOGRAPH BY LEOPOLD, COURTESY OF AMERICAN ARCHITECT AND ARCHITECTURE



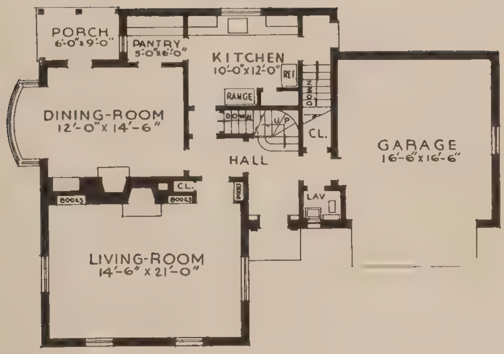

BEDROOM
13' 0" x 6' 6"
BATH
LIVING-ROOM
4'-0" x 21'-0"
PANTRY
KITCHEN
GARAGE
17'-6" x 19'-0"
CL
DOWN
HALL
DINING-ROOM
13'-0" x 14'-0"
PORCH
LAV
CL

FIRST FLOOR

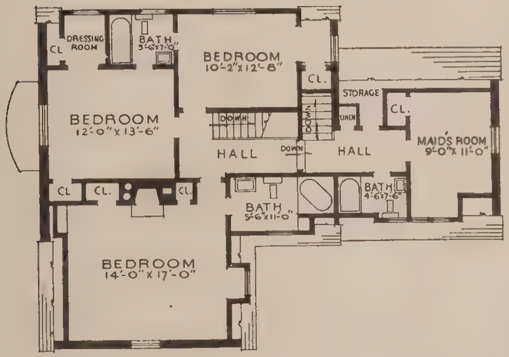

CL
BATH
BEDROOM
11'-6" x 16'-6"
HALL
BEDROOM
14'-0" x 9'-6"
STORAGE
DOWN
BEDROOM
13'-0" x 14'-6"
CL
CL
HALL
LINEN
CL
CL
CL

SECOND FLOOR

THIS engaging, yet very ample, white house built in Baltimore, Maryland, and planned by Architect T. Worth Jamison, has main portion of white painted brick. The wing shown at right in the photograph is an attached two-car garage and balances the living-room wing with porch, at the left. Note that lavatory room and coat closet flank the entrance hall and that the first-floor bedroom has complete bathroom and clothes closet. For ease of food service, there is a very adequate pantry between kitchen and dining-room, and yet it is so placed that direct traffic between is not delayed. The porch has brick floor; and the very sturdy, yet decorative, fence is quite in keeping with the architecture of this home and emphasizes its horizontal lines.


PORCH
6'-0"x9'-0"
PANTRY
5'-0"x6'-0"
KITCHEN
10'-0"x12'-0"
REF
RANGE
DOWN
DOWN
UP
CL.
DINING-ROOM
12'-0"x14'-6"
HALL
GARAGE
16'-6"x16'-6"
CL.
BOOKS
BOOKS
BOOKS
LAV
LIVING-ROOM
14'-6"x21'-0"

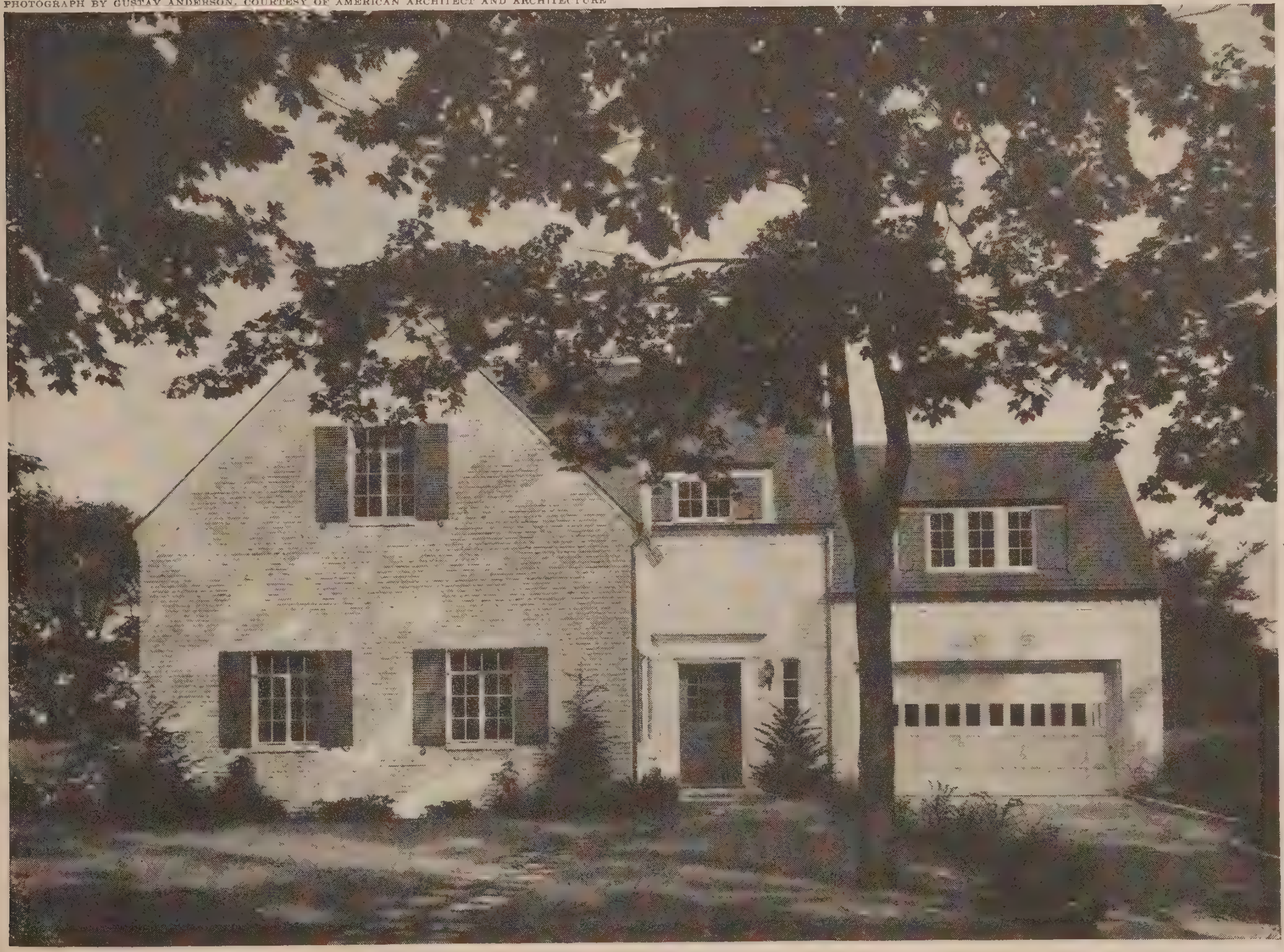
FIRST FLOOR

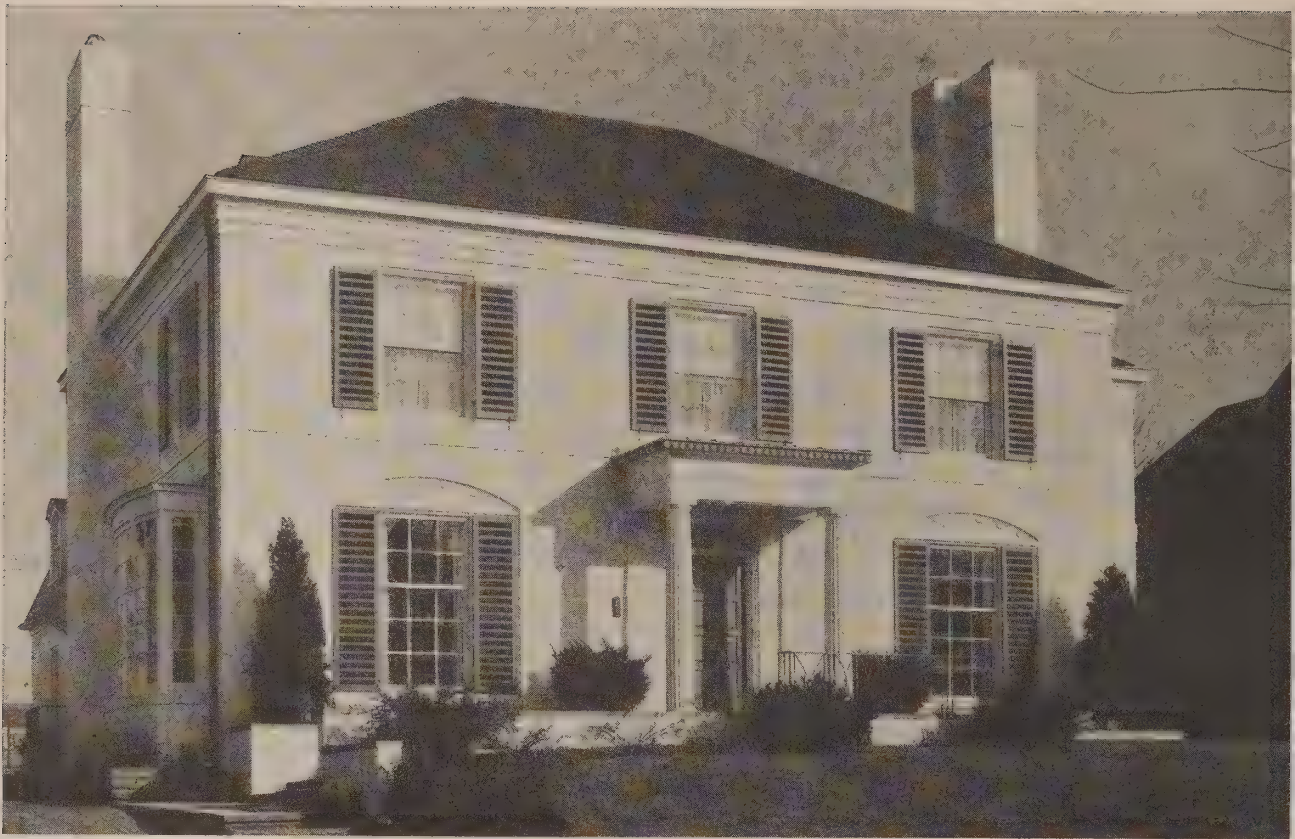

CL
DRESSING ROOM
BATH
5'-6"x7'-0"
BEDROOM
10'-2"x12'-8"
CL.
STORAGE
CL.
BEDROOM
12'-0"x13'-6"
DOWN
DOWN
LINEN
HALL
DOWN
HALL
MAID'S ROOM
9'-0"x11'-0"
CL
CL.
CL.
BATH
4'-6"x7'-6"
BATH
5'-6"x11-0"
BEDROOM
14'-0"x17'-0"

SECOND FLOOR

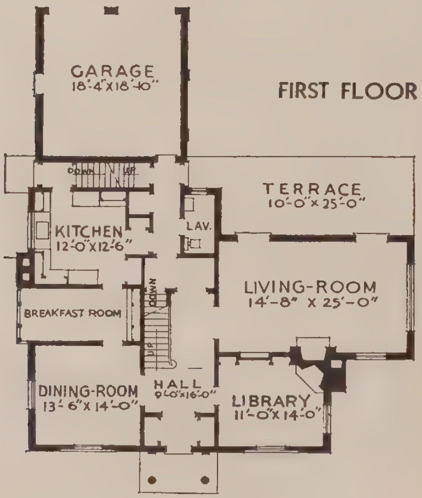
WHITEWASHED common brick over cinder blocks, and open steel joists as floor beams result in the termite- and shrink-proof construction of this Garden City, New York, house. Dark green shutters and raked joints accent the brick texture. Architect Reinhard M. Bischoff designed this sturdily constructed home for Mr. and Mrs. Pierce B. Watson.

PHOTOGRAPH BY GUSTAV ANDERSON, COURTESY OF AMERICAN ARCHITECT AND ARCHITECTURE



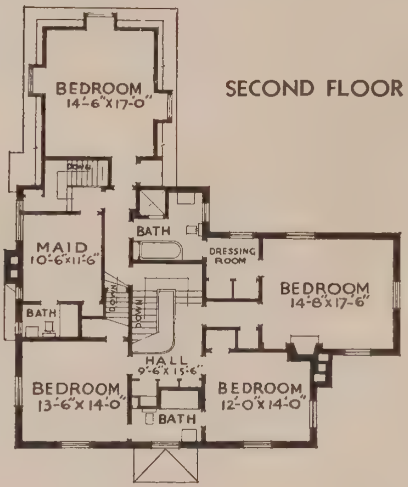


PHOTOGRAPH BY CARL WAITE, COURTESY OF AMERICAN ARCHITECT AND ARCHITECTURE



FIRST FLOOR

GARAGE
18'-4"X18'-10"
DOWN
UP
TERRACE
10'-0"×25'-0"
KITCHEN
12'-0"X12'-6"
LAV.
LIVING-ROOM
14'-8" X 25'-0"
BREAKFAST ROOM
DOWN
DOWN
UP
DINING-ROOM
13'-6"X 14'-0"
HALL
9'-0"X16'-0"
LIBRARY
11'-0"X 14'-0"

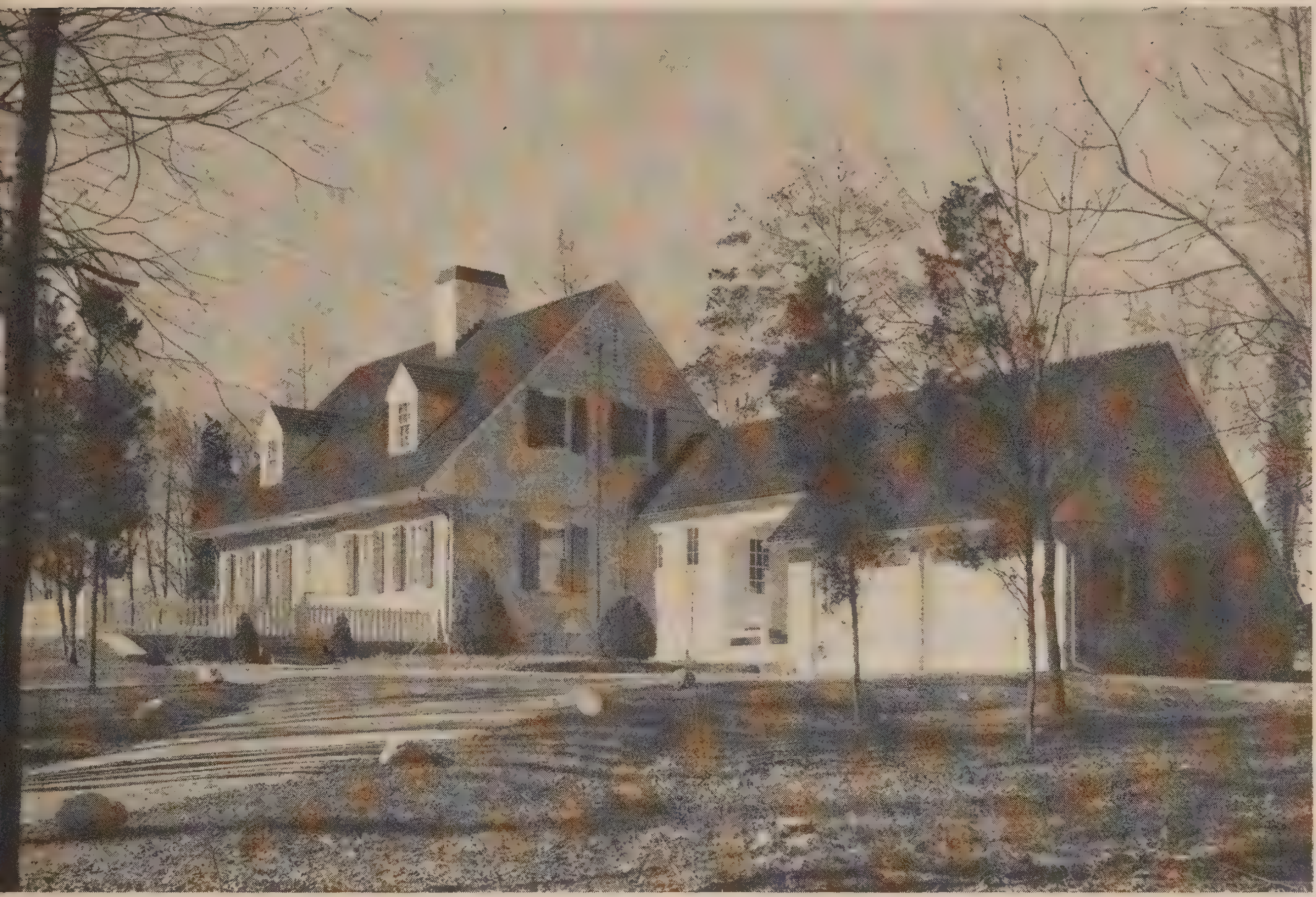


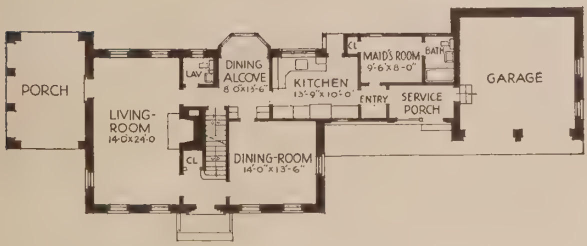
SECOND FLOOR

BEDROOM
14'-6"X17-0"
DOWN
BATH
MAID
10'-6"X11'-6"
DRESSING ROOM
BEDROOM
14'-8"X17'-6"
DOWN
DOWN
BATH
HALL
9'-6"X 15'-6"
BEDROOM
13'-6"X 14'-0"
BEDROOM
12'-0"X 14'-0"
BATH

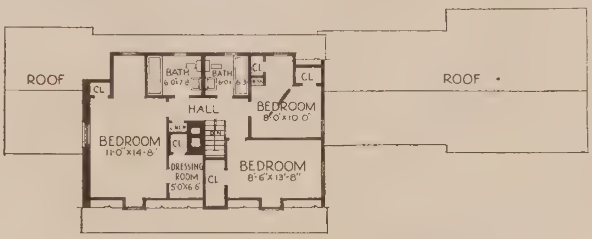
RECLAIMED common brick, painted white, enhances the simple grace of this Greek revival style home, with its classic columns. Porch cornice is natural copper color, and the door and blinds are blue-green. The bay window shown at the left in the photograph is an architectural feature of the dining-room, and the house has a black slate roof. Architect Munroe Walker Copper, Jr., designed this home for Mr. and Mrs. Claude A. Carr, Shaker Heights, Ohio. Landscaping is formal.

SAMUEL GOTTSCHO




PORCH
LIVING-ROOM
14-0x24-0
LAV
DINING ALCOVE
8 0x13-6"
KITCHEN
13'-9"x10'-0'
CL
MAID'S ROOM
9'-6"x8-0"
BATH
ENTRY
SERVICE PORCH
GARAGE
CL
DINING-ROOM
14'-0"x13'-6"

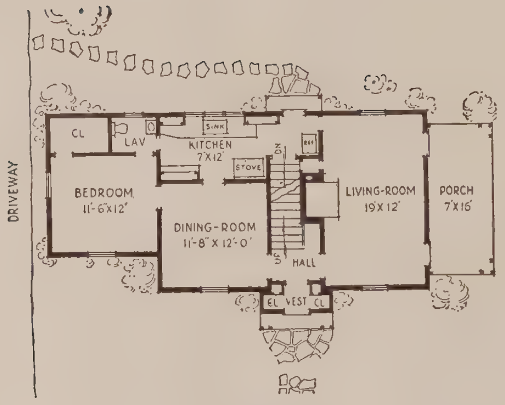
FIRST FLOOR


ROOF
CL
BATH
6 0x7 8
BATH
6-0x6 3
CL
CL
HALL
BEDROOM
8'0"x10 0'
BEDROOM
11-0"x14-8'
CL
DRESSING ROOM
5-0x6 6
CL
BEDROOM
8'-6"x13'-8"
ROOF

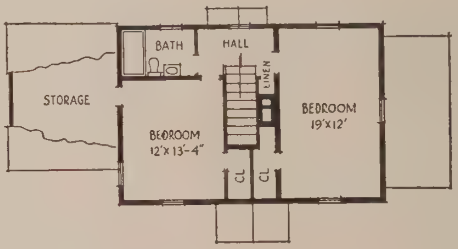
SECOND FLOOR

IN THIS stone and shingle house, belonging to Mr. and Mrs. Stephen M. Bobis, Darien, Connecticut, a well-designed roof is the key to structural economy and good taste. Note that the mass of the house, with its twin dormers, is arresting, that the open porch, of stone and shingles, at one end balances the service porch and double garage at the other, and the whole ties together thru the roof lines. The eaves of the house toward the front project so that a hood isn't needed, and the doorway is recessed. In the rear, instead of a series of dormers, Architect Walter Kirby, who designed the house, substitutes one long feature which looks harmonious with the balance of the roof. The main porch is closely affiliated with the house proper by continuation of the same roof surface, while the roof over service- and garage-end dips to a slightly lower but very pleasing height, tying the home to the very grounds at the extreme corner. In the front, with the garden it incloses yet so young, how neatly the wee picket fence harmonizes home with setting.

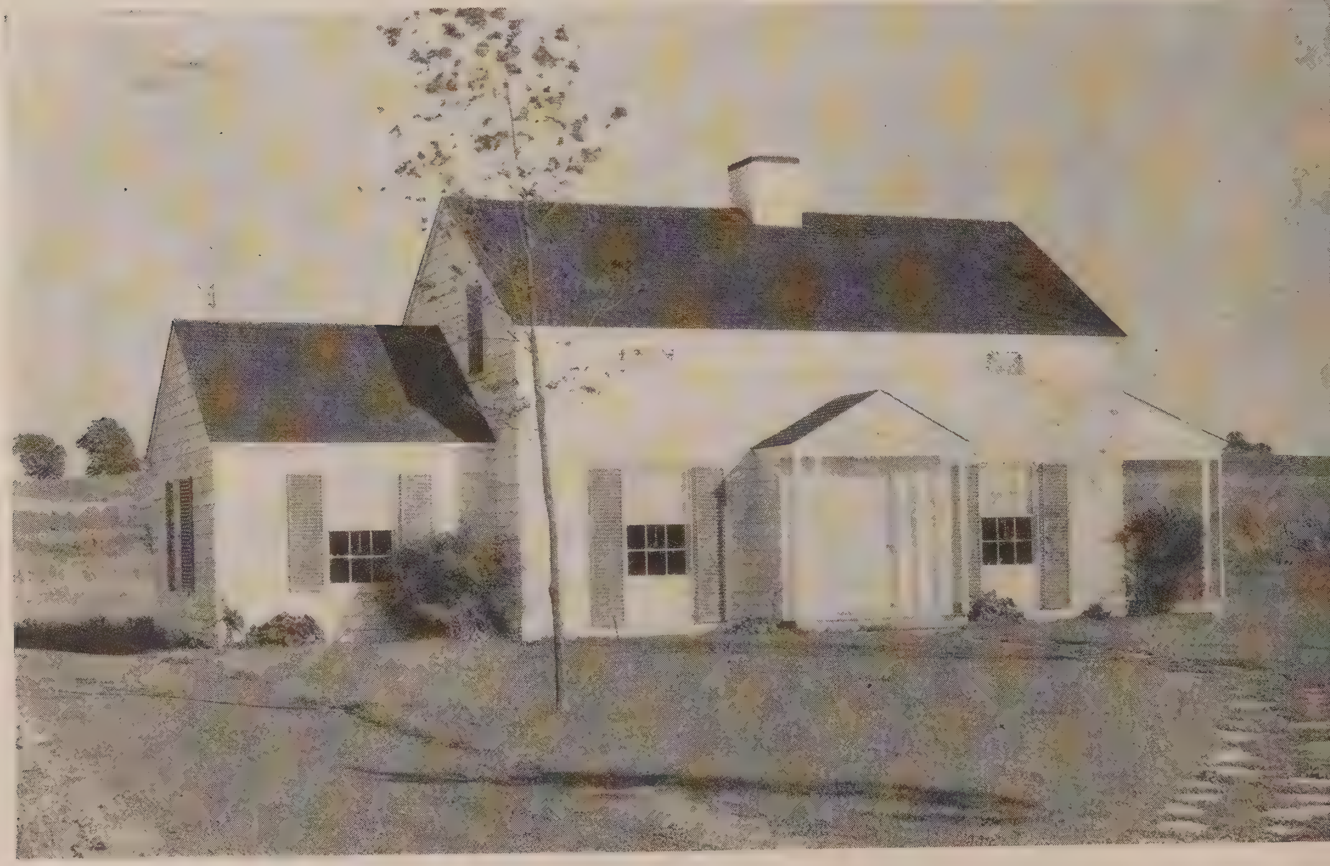
SUCH excellent proportions, delicate exterior details, and comfortable interior arrangement are achieved in this down-east cottage as to be remarkable for its small size. Despite a guileless air, it is the embodiment of New England tradition and is distinguished by that classic simplicity which is the result of good proportion. You'll fall in love with its kitchen. Tho measuring only 7 x 12 feet, and no larger than a Pullman buffet, it's designed to be handy and to save the homemaker's time and strength. It has 3 broad casement windows. Just inside the front door is the tiny vestibule. Convenient coat closets are to either side, and the stairs rise from this hall. To right and left of the hall the rooms give off. In the spacious living-room, beside the fire opening of the big old-fashioned fireplace, is a cupboard to store logs. There is a long mantel. Amusing little shelves are recessed in the chimney piece. Plywood doors thru the home in effect resemble those 18th Century originals built from one solid plank of white pine. So well has Architect Charles H. Umbrecht planned this house that its care would tax no one.

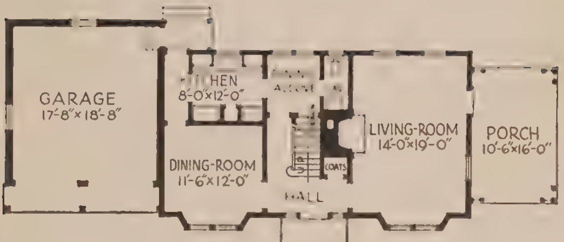

DRIVEWAY
CL
LAV
SINK
KITCHEN
7'X12'
STOVE
DN
REF
BEDROOM
11'-6"X12'
DINING-ROOM
11'-8" X 12'-0'
LIVING-ROOM
19'X 12'
PORCH
7'X16'
UP
HALL
CL
VEST
CL

FIRST FLOOR

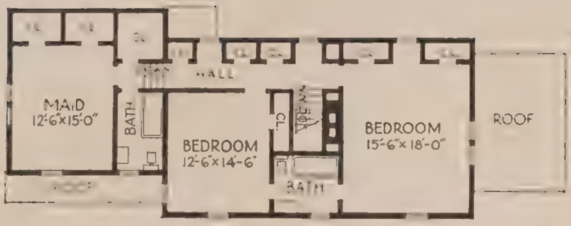

BATH
HALL
LINEN
STORAGE
BEDROOM
19'X12'
BEDROOM
12'X 13'-4"
CL
CL

SECOND FLOOR

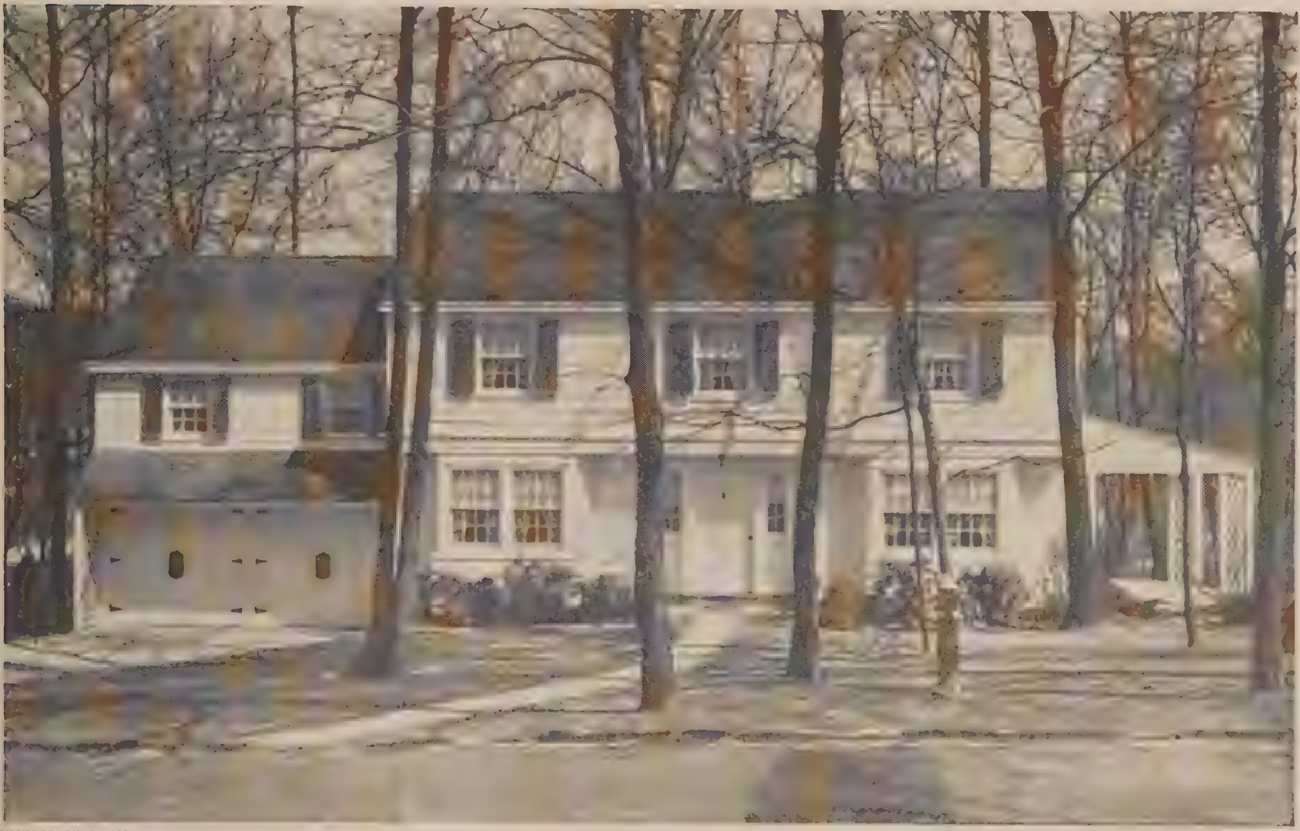



GARAGE
17'-8"×18'-8"
KITCHEN
8'-0"×12'-0"
ALCOVE
LIVING-ROOM
14'-0"×19'-0"
PORCH
10'-6"×16'-0"
DINING-ROOM
11'-6"×12'-0"
COATS
HALL

FIRST FLOOR


CL
HALL
MAID
12'-6"×15'-0"
BATH
CL.
BEDROOM
12'-6"×14'-6"
BEDROOM
15'-6"×18'-0"
ROOF
ROOF
BATH

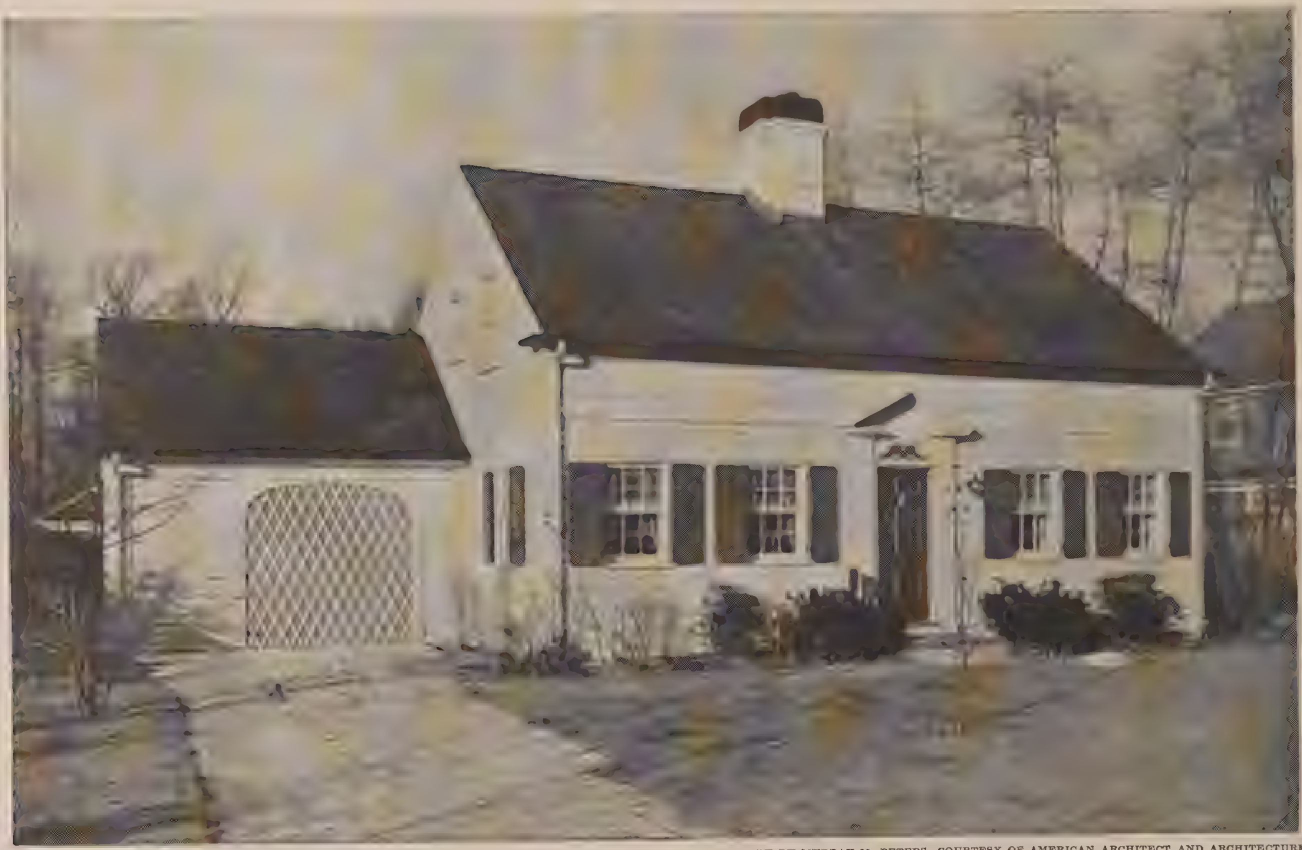
SECOND FLOOR



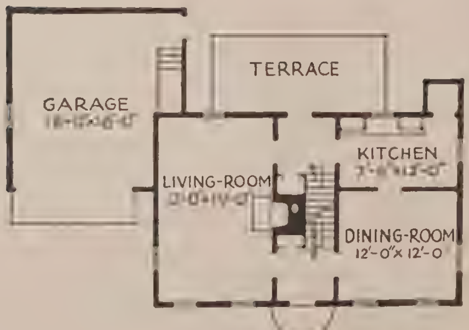
PHOTOGRAPH BY GUSTAV ANDERSON, COURTESY OF AMERICAN ARCHITECT AND ARCHITECTURE

IN THIS Colonial home planned by Architect Randolph Evans, and built in Yonkers, New York, a small dining alcove, in addition to the dining-room, and a lavatory room are noteworthy first-floor features. Upstairs the two family bedrooms adjoin a bathroom between, and, over the garage, there is a maid's room with bath. The framing of this house is of Douglas fir, sheathing of North Carolina pine; and painted redwood clapboards are used. Roof shingles are of red cedar. Select red oak is the flooring, with white pine trim and birch stair railings in the interior. Note that two-car garage has slight trellis trim to harmonize with the trellis work on porch at the right in the photograph.

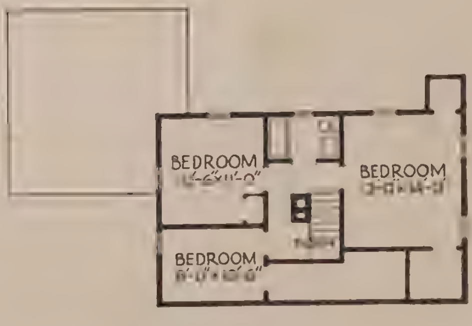
ARCHITECT Paul Arnold Franklin designed this house of Bradford Sherman, as a demonstration house sponsored by the Port Washington, New York, Chamber of Commerce, in 1935. Nationally known products were used, and it is completely insulated. Narrow red cedar clapboards typical of the Cape Cod style of house form the exterior and are painted white. As you'll see in the floor plan, the one-car garage is of adequate size to provide space for garden-tool storage or for a home workshop.



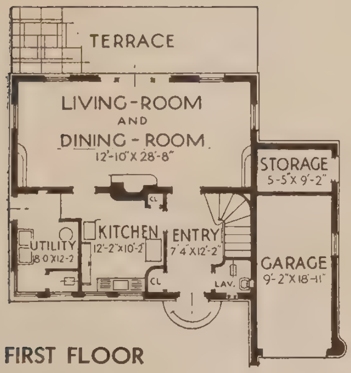
PHOTOGRAPH BY MURRAY M. PETERS, COURTESY OF AMERICAN ARCHITECT AND ARCHITECTURE


TERRACE
GARAGE
KITCHEN
LIVING-ROOM
DINING-ROOM
12'-0"x 12'-0

FIRST FLOOR

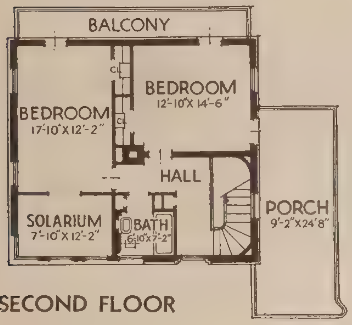

BEDROOM
11'-6"x11'-0"
BEDROOM
BEDROOM

SECOND FLOOR


TERRACE
LIVING-ROOM
AND
DINING-ROOM
12'-10"X 28'-8"
STORAGE
5-5"X 9'-2"
CL
UTILITY
8 0 X12-2
KITCHEN
12'-2"x10'-2"
ENTRY
7'4"X12'-2"
GARAGE
9'-2"X18'-11"
CL
LAV.

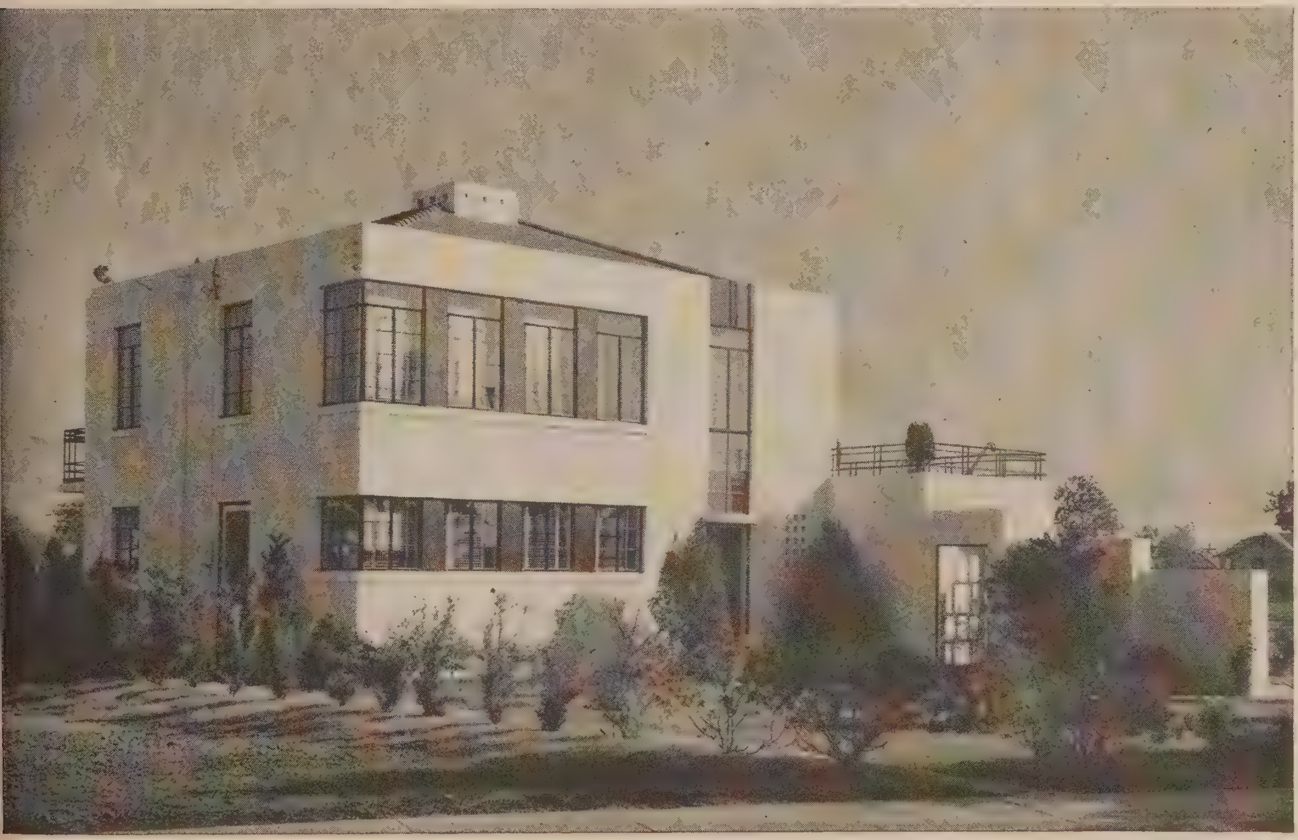
FIRST FLOOR

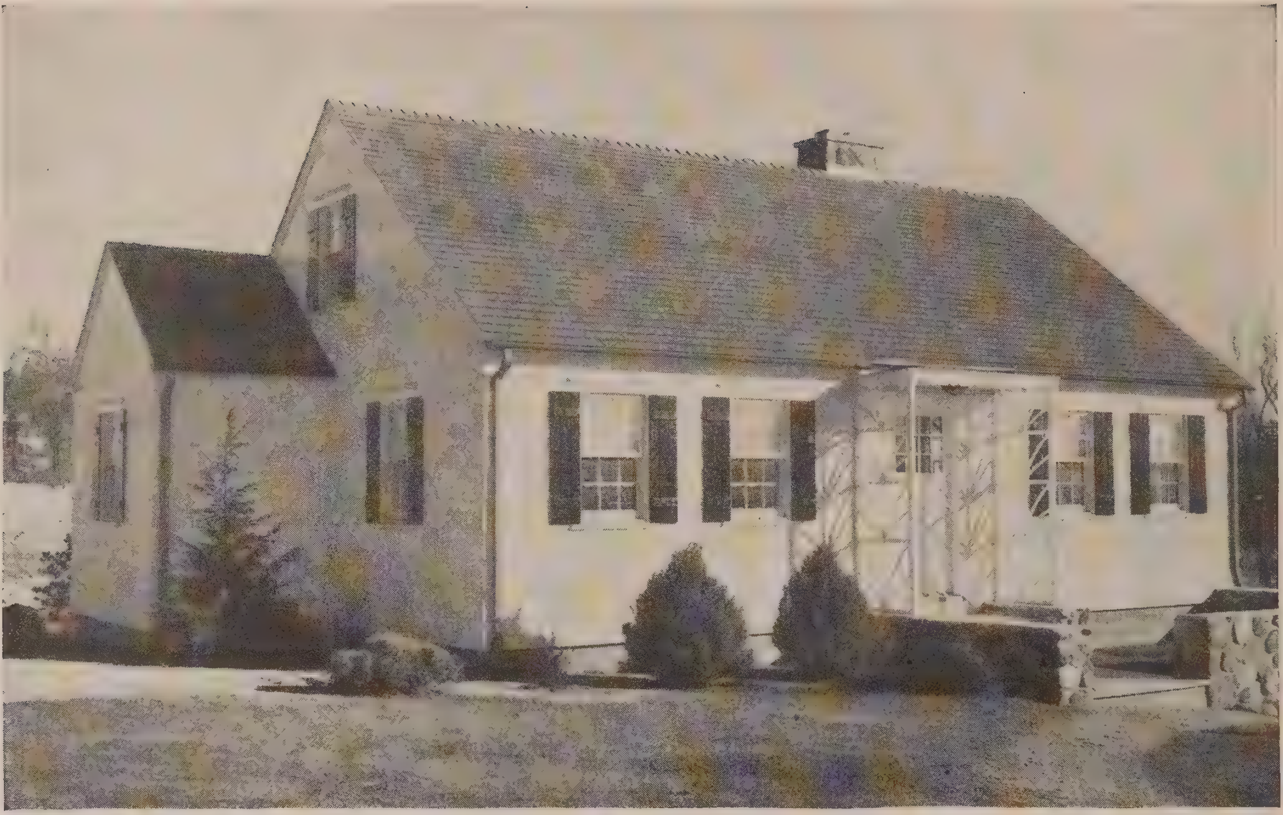
THIS poured concrete home, belonging to Mr. and Mrs. J. E. Blevins, of New Orleans, is as nearly fireproof and termite-resistant as a house can be and was built for $10,000. By the use of steel forms, which are new and money-saving for poured concrete, it is estimated that the cost of form work was reduced 40 to 50 percent. Thru careful balancing of construction methods, construction materials, and economies in planning and equipment, money has been saved without sacrifice of convenience or comfort. The architects, Weiss, Dreyfous, and Seiferth, saved cost of a basement by replacing basement with first-floor utility room that houses the home heater, hot-water heater and tank, laundry equipment, and a toilet, all in a room situated adjacent to the kitchen. Thru combining dining- with living-room, construction cost has been saved, and an attached garage also saves on wall construction. The garage roof is a sun-deck. By planning the house with its working areas to the street, a sizable garden and lawn to the rear are enjoyed from the living quarters, and the garage—near the street—has an easy road access.


BALCONY
CL
BEDROOM
12'-10"X 14'-6"
BEDROOM
17'-10"X12'-2"
CL
HALL
SOLARIUM
7'-10"X12'-2"
BATH
6'10"x7'-2"
PORCH
9'-2"x24'8"

SECOND FLOOR

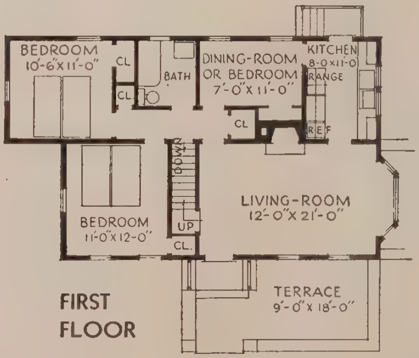
OURTESY OF INTERNATIONAL CEMENT CORPORATION • PHOTOGRAPH BY SAMUEL H. GOTTSCHO



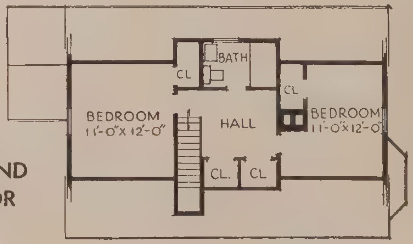


SAMUEL H. GOTTSCHO

THE problem of a small house that must serve the purpose of a large structure has been cleverly solved by Architect Walter Bradnee Kirby in this varied-tradition Colonial owned by William P. Varian, Glenbrook, Connecticut. Provided is optional combined living-dining-room and a room serving either as bedroom or dining-room, the L-corridor-type, compact kitchen admirably laid out for direct access to either. The bay-windowed end of the living-room, which can serve for dining, is at the right of the entrance, a fireplace to the rear. Two bedrooms, in addition, are on the first floor which also contains a bath and four convenient closets. The second floor, too, has been well planned. Two more bedrooms flank the hall; four thoughtfully placed closets and a bath complete the resourceful layout. The exterior has been given personality by the intelligently executed continuity and coherence of detail; and the entrance has a refreshing individuality, giving it distinction among houses of this type. The garage is under the living-room, entrance from the side at lower level. The house is rock-wool insulated. It has rubber-tile flooring in kitchen and bathrooms.

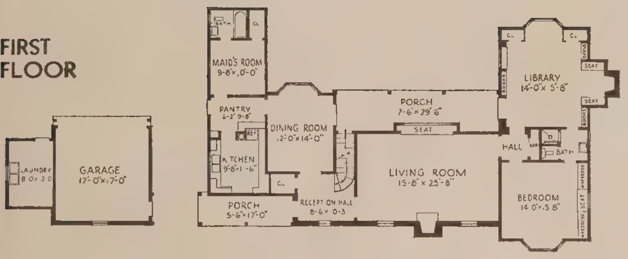

BEDROOM
10'-6"X11'-0"
CL
CL
BATH
DINING-ROOM
OR BEDROOM
7'-0"X11'-0"
KITCHEN
8-0X11-0
RANGE
CL
REF
DOWN
UP
CL.
BEDROOM
11'-0"X12'-0"
LIVING-ROOM
12'-0"X21'-0"
TERRACE
9'-0"X18'-0"

FIRST FLOOR


BATH
CL
CL
BEDROOM
11'-0"X12'-0"
HALL
BEDROOM
11'-0"X12'-0"
CL.
CL

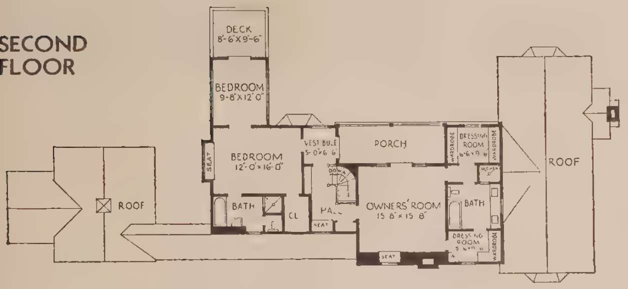
SECOND FLOOR

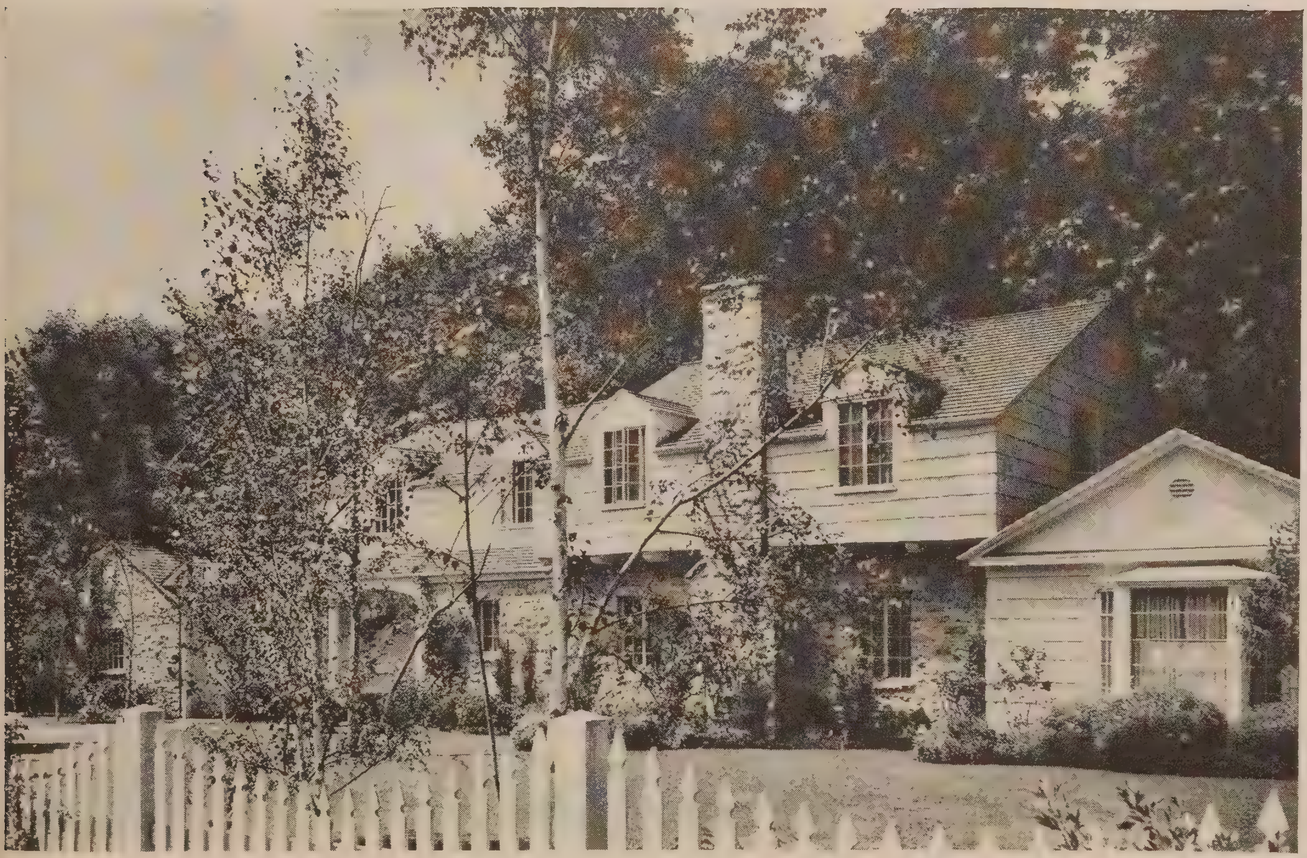
FIRST FLOOR

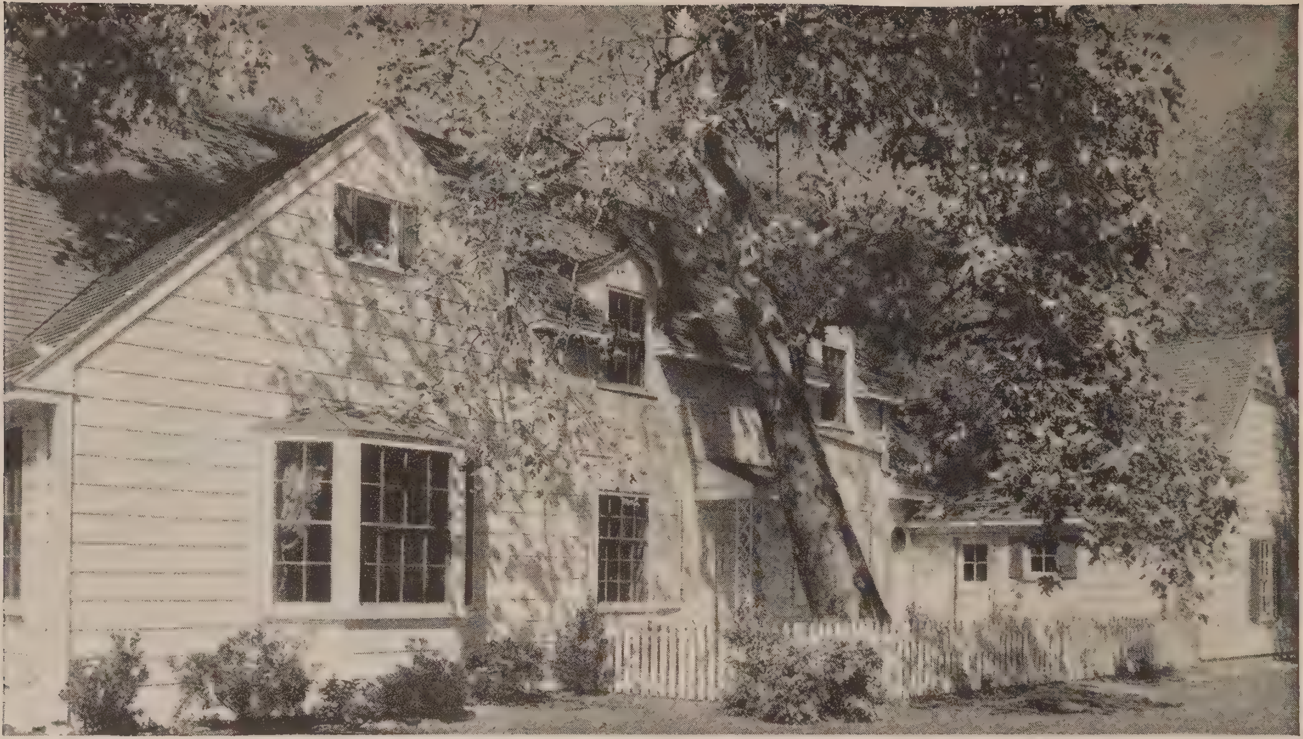

MAID'S ROOM
9-8×10-0
BATH
CL
PANTRY
6-2 9-8
REF
KITCHEN
9-8×1-6
DINING ROOM
12-0×14-0
CL
PORCH
5-6×17-0
RECEPTION HALL
8-6×0-3
PORCH
7-6×29-6
SEAT
LIVING ROOM
15-8×25-8
HALL
BATH
LIBRARY
14-0×5-8
BOOKS
SEAT
SEAT
BOOKS
CL
CL
BEDROOM
14-0×5-8
WARDROBE
SEAT
WARDROBE
LAUNDRY
8-0×2-0
GARAGE
17-0×17-0

NEAR Los Angeles, where winding Stone Canyon widens out, with a quiet stream running thru the back yard and mountains for a back fence, is this sycamore- and oak-shaded home of Mr. and Mrs. Sidney Buchman; Cape Cod in suggestion. Architect Robert Finkelhor achieved widespreading line appeal by the use of close-set garage and overhanging second floor, which gives lower roofline without cramping ceilings. Graceful curved stairways eliminate abruptness; the living-room looks out upon both front and rear scenes. Both library and guest room, which are pine paneled, connect to the downstairs bath that serves as powder room. Nursery-sunroom and sundeck occupy the far corner, and screened porch at rear of owner's bedroom, over entrance, can be used for sleeping. A one-color scheme, yellow and green, distinguishes decoration; used for accent in one room, predominant in another.

SECOND FLOOR

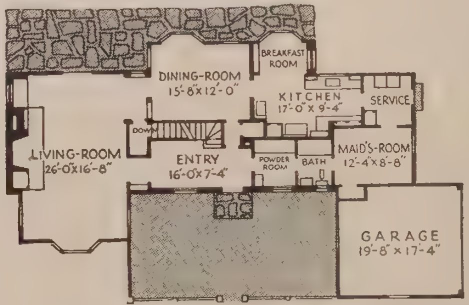

DECK
8-6×9-6
BEDROOM
9-8×12-0
BEDROOM
12-0×16-0
SEAT
BATH
CL
VESTIBULE
5-0×6-6
DOWN
HALL
SEAT
PORCH
OWNERS' ROOM
15-8×15-8
SEAT
DRESSING ROOM
6-6×9-6
WARDROBE
WARDROBE
BATH
DRESSING ROOM
WARDROBE
ROOF
ROOF



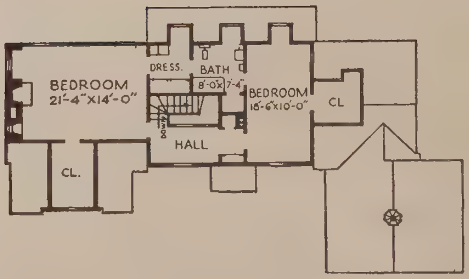


W. P. WOODCOCK

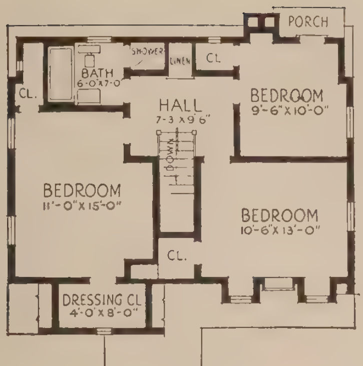
LITERALLY under a spreading sycamore is this home of Mr. and Mrs. G. P. Ryan, Los Angeles. Its appeal lies in effective borrowing from the fine tradition of Colonial design, combined with excellent planning for modern demands. Proving that the pleasant feel of a Colonial house can be produced in spite of admirable modifications, Architect Gerard Colcord deliberately planned it in balanced relation to climate, site, and modern living. Garage placement makes possible the delightful little entrance garden; sightly kitchen entrance is directly on the driveway; and dining-room and breakfast room, both bay-windowed, look out upon a lovely flagstoned rear terrace and garden side of the house. Powder room and small bath are off entry downstairs. Upstairs the wood-paneled master bedroom has a fireplace, recessed windows with shelves below, room for books and potted plants, and connecting spacious closet, wardrobe-dressing room and bath.


BREAKFAST ROOM
DINING-ROOM 15'-8"x12'-0"
KITCHEN 17'-0"x 9'-4"
SERVICE
DOWN
LIVING-ROOM 26'-0"x16'-8"
ENTRY 16'-0"x7'-4"
POWDER ROOM
BATH
MAID'S-ROOM 12'-4"x8'-8"
GARAGE 19'-8" x 17'-4"

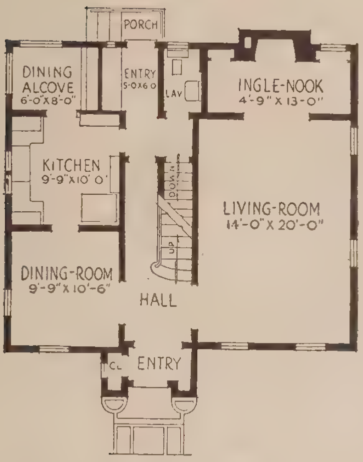
FIRST FLOOR


DRESS.
BATH 8'-0"x7'-4"
BEDROOM 21'-4"x14'-0"
BEDROOM 16'-6"x10'-0"
CL
HALL
CL.

SECOND FLOOR


PORCH
SHOWER
LINEN
CL
BATH
6-0"x7-0
CL.
HALL
7-3 x 9'6"
BEDROOM
9'-6"x10'-0"
DOWN
BEDROOM
11'-0"x15'-0"
BEDROOM
10'-6"x13'-0"
CL.
DRESSING CL
4'-0"x8'-0"

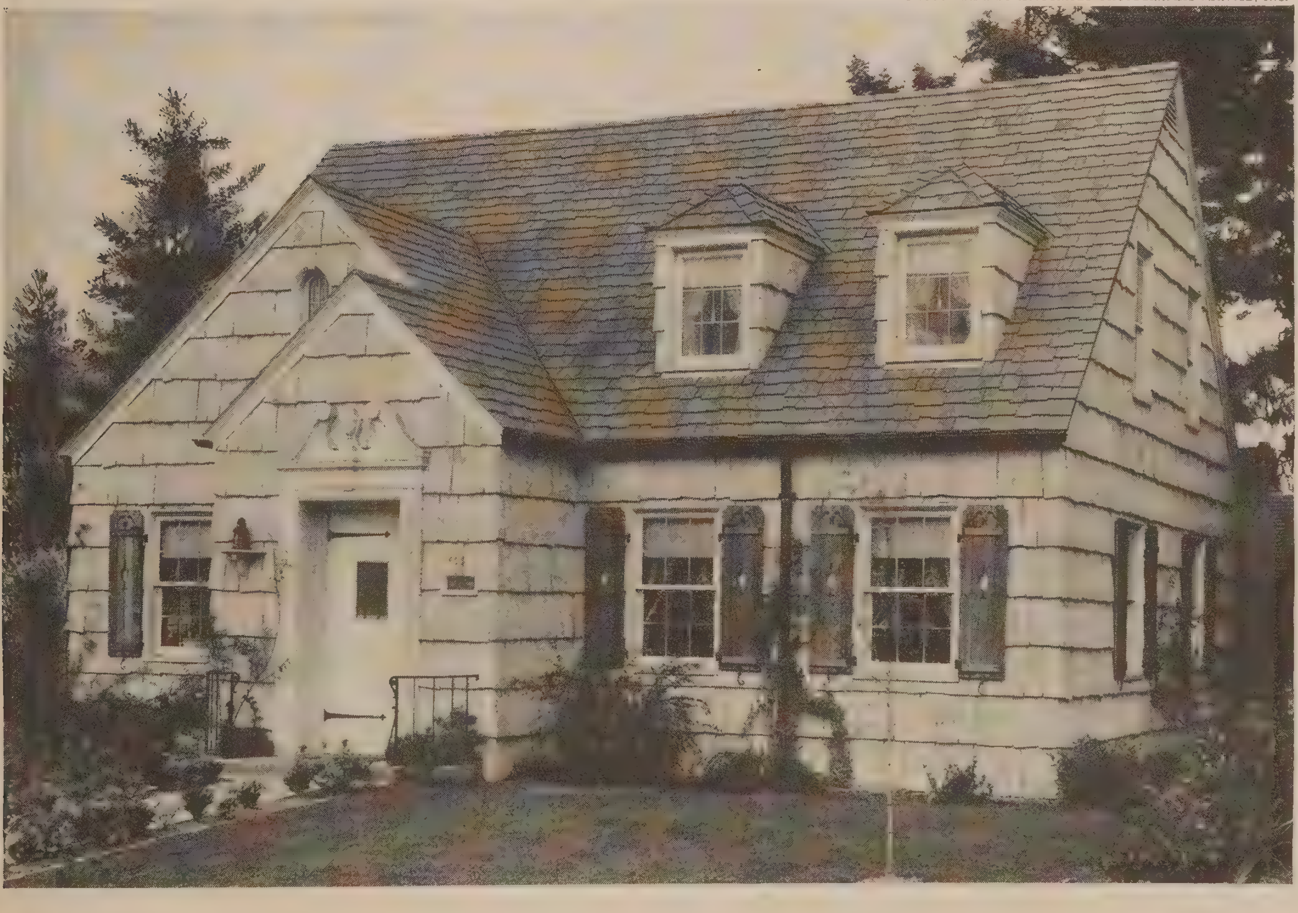
SECOND FLOOR


PORCH
DINING
ALCOVE
6'-0"x8'-0"
ENTRY
5-0x6 0
LAV
INGLE-NOOK
4'-9"x13-0"
KITCHEN
9'-9"x10' 0'
DOWN
LIVING-ROOM
14'-0"x20'-0"
UP
DINING-ROOM
9'-9"x10'-6"
HALL
CL
ENTRY

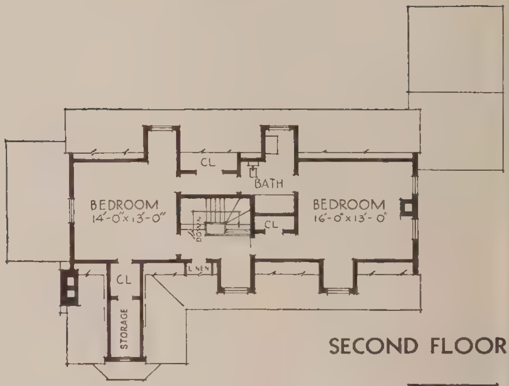
FIRST FLOOR

"MY PROFESSION," said the young doctor to his architect, Silas E. Nelsen, "does not advertise, but I realize that if my home can reflect good taste and have about it a certain air of sincere solidity and be unusual without being radically so, people will discuss it. As my home it will advertise me." And this is the modified Cape Cod home that the architect designed. There is a large living-room with cedar-paneled ingle-nook. Upstairs are three large, cross-ventilated bedrooms with ample closets. The home's exterior is shingled, white on the walls, and with gray roof, the shingles of rugged and uneven design, in the Cape Cod way. It so happened that this doctor and his wife had been living in a very attractive, 18- x 20-foot garage-size home the architect had previously designed for them for the back of their lot, and which they now planned to rent out. The heating engineer arranged that it should heat inexpensively from the hot-water heating boiler in the new home. The site of this house is in Tacoma, Washington.

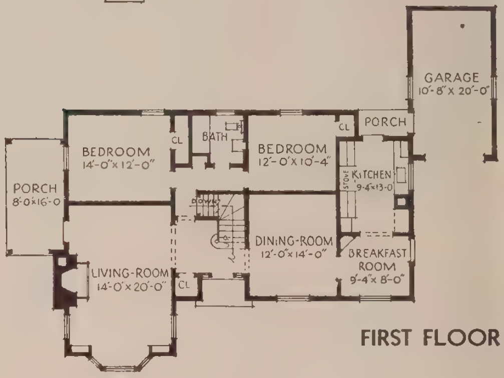
PHOTOGRAPH BY ASSOCIATED PHOTOGRAPHIC SERVICE, INC.



A GOOD one-story room arrangement combined with a distinguished exterior is rare indeed. Architect Walter Huenemoerder, Chicago, has succeeded in his design in bringing about both these very desirable features with, you'll note, two rooms and a bathroom in the upstairs portion. The first-floor plan provides for a recessed entrance in fine scale opening into an adequate central hall. The bedrooms at the rear are sequestered from the living quarters, and the arrangement of breakfast room between the dining-room and kitchen is well worked out. The garage off the rear corner, and connected to the house by a small service porch, is most practical. On the exterior the scale of the windows and shutters carrying the lines of the house to the ground is immensely satisfactory. It appears to literally hug the ground.

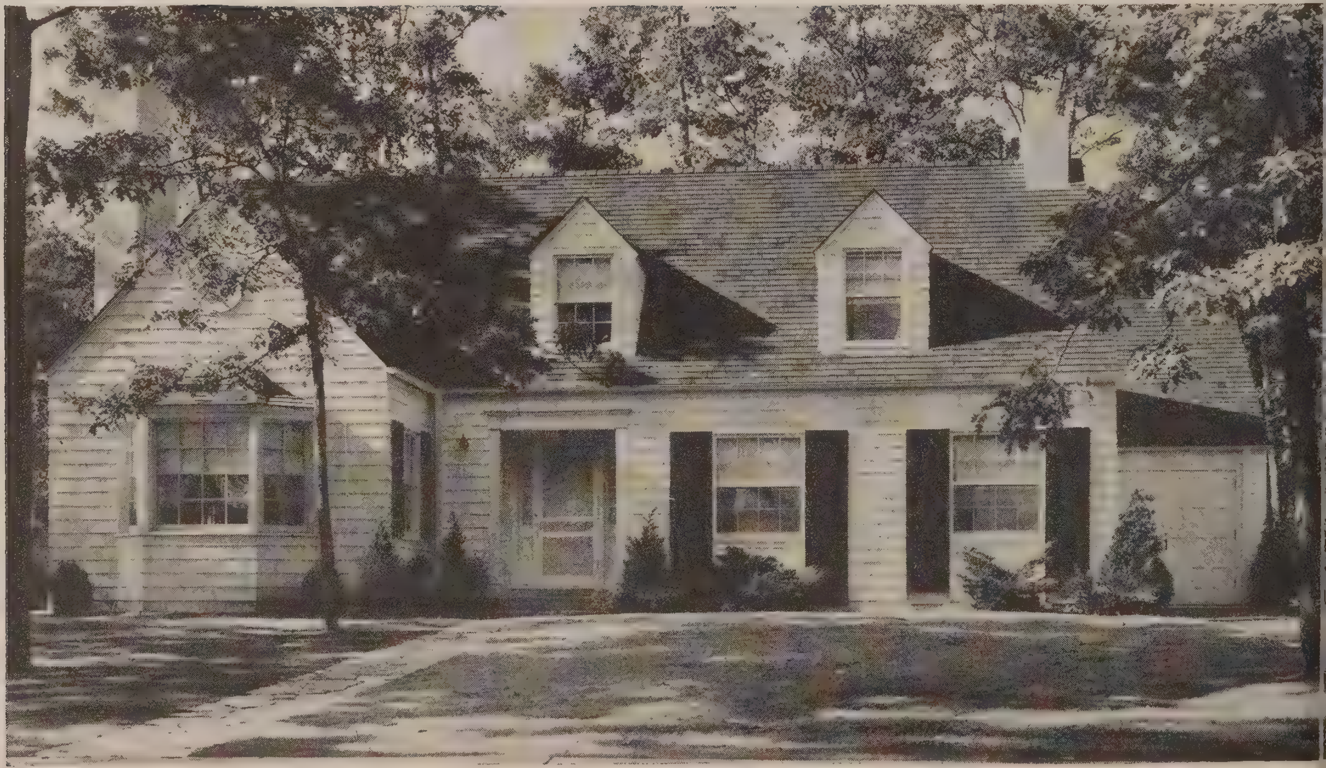

CL
BATH
BEDROOM
14'-0"x13'-0"
BEDROOM
16'-0"x13'-0"
CL
LINEN
CL
STORAGE

SECOND FLOOR


GARAGE
10'-8" X 20'-0"
PORCH
CL
BATH
BEDROOM
14'-0"x12'-0"
CL
BEDROOM
12'-0"X10'-4"
KITCHEN
9-4x13-0
STOVE
PORCH
8-0x16-0
DOWN
DINING-ROOM
12'-0"x14'-0"
BREAKFAST
ROOM
9'-4"x 8'-0"
LIVING-ROOM
14'-0"x20'-0"
CL

FIRST FLOOR

HEDRICH-BLESSING STUDIO



* * *

BILDCOST

GARDENED-HOME PLAN

SECTION

* * *

WHAT

BETTER HOMES & GARDENS' BILDCOST GARDENED-HOME PLAN IS AND

HOW TO USE IT

Working Plans for All Bildcost Gardened Homes Conform to the Construction Standards of the Federal Housing Administration

THE *Better Homes & Gardens*' Bildcost Gardened-Home Plan is a complete home-building service available from *Better Homes & Gardens* only. The Bildcost Plan was originated by the magazine in January, 1932, as a further service to home-loving people who want the homes they build not only soundly constructed but architecturally pleasing. It is fully protected by copyright.

The success of *Better Homes & Gardens*' Bildcost Home Plan can only be measured by the number of satisfied home-owners. Since the plan was first announced, hundreds of requests concerning each of the Bildcost homes described in the magazine have been received by the editors.

WHY THE PLAN WAS ESTABLISHED

IN THE magazine we could, and often did, tell you what a home we showed had cost to build in the particular city in which it was built. But building-material and labor costs vary widely, not only from section to section, but also from city to city. And so costs based on vague geographical areas, such as "The East" or "The Southern States," or on cities themselves, published by any magazine, are of little value to you. What you want to know is exactly what a home design that strikes your fancy will cost to build in your own city. The second part of *Better Homes & Gardens*' Bildcost Gardened-Home Plan, explained in the next paragraph, enables you to do just that.

YOUR COST-FINDER— THE BILDCOST LIST OF MATERIALS

FOR each Bildcost Gardened Home you see in this book and in the magazine itself *Better Homes & Gardens* publishes a List of Materials.

If you will turn thru this section's pages you will see that each Bildcost Home bears a number; for instance, the one on pages 92 and 93 carries the number "806." So if you like this particular home and want to find out the cost to build it in your city and will write to us and inclose a 3-cent stamp, we'll send you the List of Materials for Bildcost Gardened Home No. 806. This specifies what materials you will need.

Then you take this List of Materials to an architect, a building-material dealer, or a contractor. Using it as a guide, with his authoritative experience in material and labor costs, he will be able to figure for you exactly what it will *cost to build* this home in your city. ("Bildcost" is a coined word on which the Meredith Publishing Company owns the copyright; it means "cost to build"; hence, "bildcost.")

An architect, building-material dealer, or contractor will be glad to give you the build cost. When he knows exactly how much material it takes to build the home, it is not difficult for him to estimate the cost. He wants to serve you in every way possible, for he is a well-established businessman in your city. It is good business for him and good business for you. You need not hesitate to take the List of Materials to him.

THE BILDCOST WORKING DRAWINGS

WHEN the List of Materials is properly filled out and the totals added, you will have as accurate an estimate as you can get of the cost to build the home. Suppose, then, that you decide to go ahead and build it. Fine! *Better Homes & Gardens* then has the third, fourth, and fifth parts of the Bildcost Gardened-Home Plan to offer you. The third part is the working plans for this home you want.

One sheet of typical Bildcost working plans is reproduced on the following pages. They can be obtained from us for the nominal fee of $5 for the first set, which is not only for the plans themselves but for *the right* to build the home. When you pay for the first set, you are privileged to buy additional sets for $1 each. For all practicable purposes three sets are necessary—one for the architect who supervises the building, one for the contractor, and one for you.

Bildcost working plans are not, as you can see, mere sketches or reduced drawings. They are complete, accurate, thoro architect's drawings, as complete as the best architects can make them, from which your builder or contractor can build your home and on which your architect can check.

They eliminate any sort of guesswork and thus save time and money. If you retained an architect to design a home especially for you, such plans as these would cost you anywhere from $200 to $300, and that's a fair price for his services.

THE BILDCOST SPECIFICATION FORM

THIS form is the fourth part of the Bildcost Gardened-Home Plan and is sent to you with the working plans. It is a written explanation, as Chips says on page 10, of the working plans. In it are specified the quality of the materials which are to be used in building your home and the kind of workmanship necessary to insure sound construction. It forces all contractors to bid upon materials and workmanship of a given standard. It is, moreover, the basis for a legal contract between you and your contractor. This agreement will be recognized in court should the occasion arise. In it your interest and personal liability are protected.

THE BILDCOST CONTRACT AGREEMENT

THIS is the fifth part of *Better Homes & Gardens'* Bildcost Gardened-Home Plan. It is a contract blank which we send you with the working plans and specifications and is to be signed by you and the contractor. It provides that your home shall be built according to the plans and specifications and for the sum agreed upon. Signed by your builder, it is legally his binding promise to build your home exactly as specified and therefore does what we want it to do—protects you, insures the sound and architecturally right construction of your home, safeguards your interests every step of the way.

Since the building of a home is usually considered a lifetime investment, not only in money, but in the thought and the care that go into planning a home, every possible safeguard should be taken to avoid any dissatisfaction or disappointment when your home is completed.

HOW TO ORDER

WHEN you find the plan you like, in this Bildcost Gardened-Home Plans Section or in the magazine itself, look for its number. It will appear plainly on the page or pages on which the plan is reproduced.

If the number, for instance, is 410 and you want the List of Materials for it, merely write to us, saying you want the List of Materials for Bildcost Gardened-Home Plan No. 410, and inclose a 3-cent stamp with your request. You will receive the list promptly.

Then if you want the working plans for Bildcost Plan No. 410, merely write again, say you want the working plans for Bildcost Gardened-Home Plan No. 410, and inclose the fee to pay for them. We'll send you not only the plans but the specification form and the contract agreement. We send the plans to you for $5 for the first set, which isn't only for the plans themselves, but for the *right* to build the home. When you pay for the first set you're privileged to buy additional sets for $1 each. For all practicable purposes three sets are necessary—one for the architect who supervises the building, one for the contractor, and one for you—so you would send $7. *Be sure to specify the number of the plan.*

GARAGE PLANS ALSO INCLUDED

WHEN a Bildcost Gardened Home does not have an attached garage we send you with the home working plans detailed plans also for a detached garage, the architecture of which will harmonize with the architecture of the home. For these we make no additional charge.

PLEASE SEND US A LETTER AND SOME SNAPSHOTS

WHEN you have completed your Bildcost Gardened Home and have it planted, we shall be grateful to you, and you will help us a great deal in editing *Better Homes & Gardens* for you and in preparing future Bildcost Gardened-Home Plans, if you'll send us four snapshots (each showing one side of your completed home) and tell us in a letter accompanying the pictures:

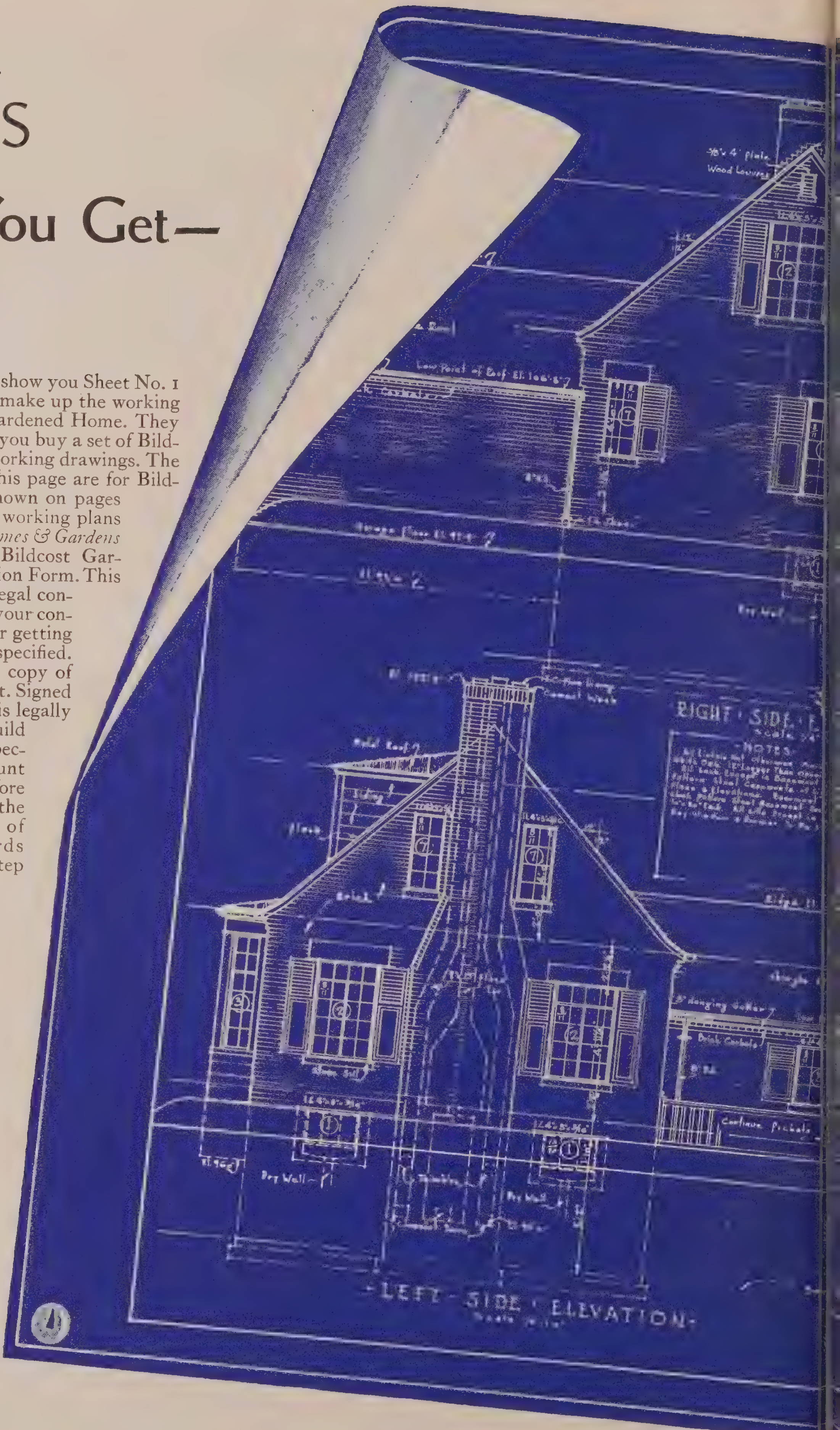
1. Whether you retained an architect to supervise the construction of your home. (We strongly urge you to do so, because of what Chips says on pages 10 and 11. Moreover, follow his suggestions for selecting a *good* architect. A good architect will not only oftentimes save you money; he will also insure your getting sound construction and good design as specified in the plans and specifications and as called for in the contract agreement.)
2. Approximately how much the home cost to build in your city.
3. Whether you made changes in the working plans or built the home exactly as specified.

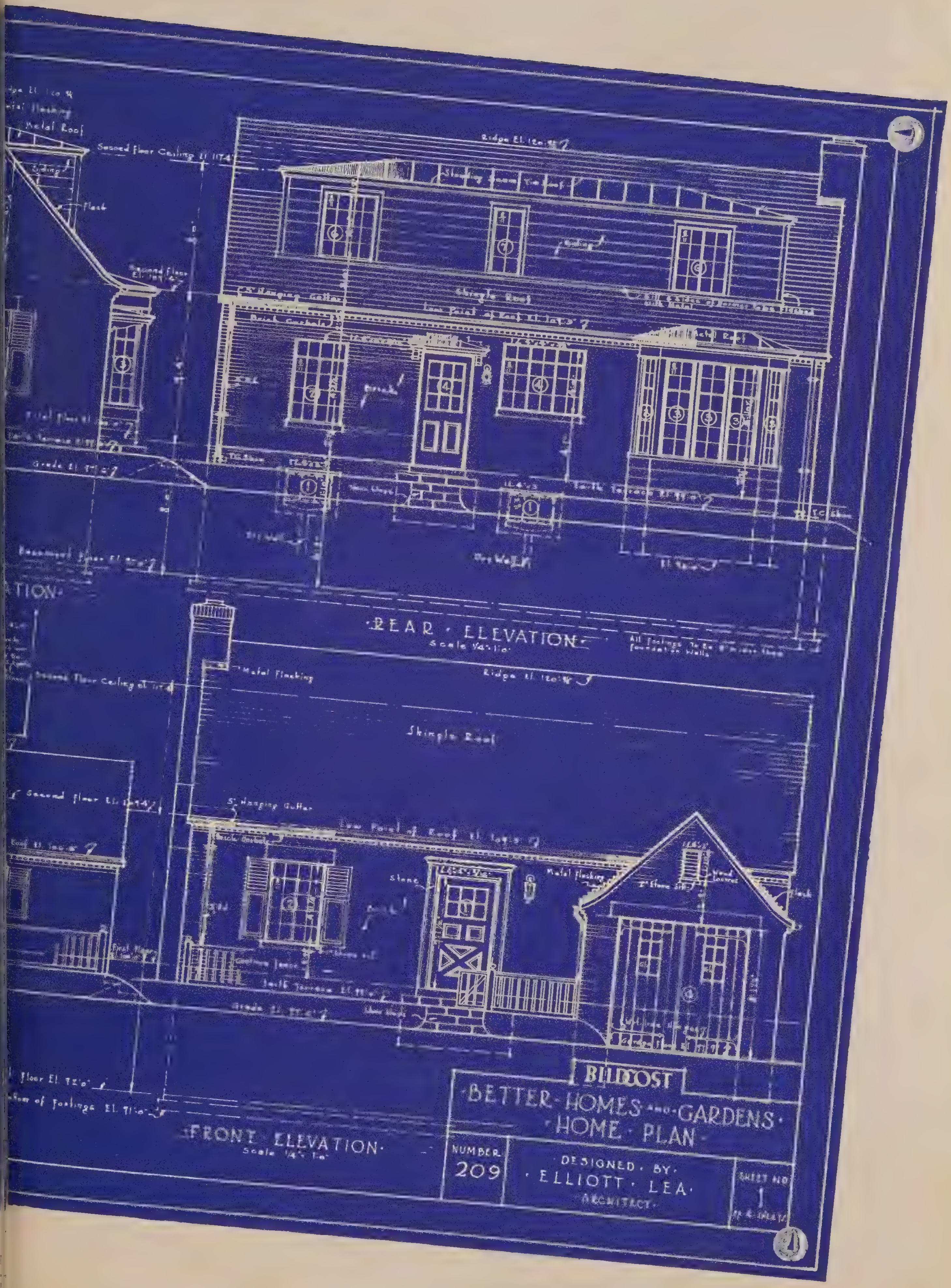
WHEN you order Bildcost Gardened-home material, address *Better Homes & Gardens*, Des Moines, Iowa. Remember that we of *Better Homes & Gardens* are ever ready to help you with your home and garden aspirations. As a member of our large *Better Homes & Gardens* family, it is your privilege to ask our help and our pleasure to be of service to you.

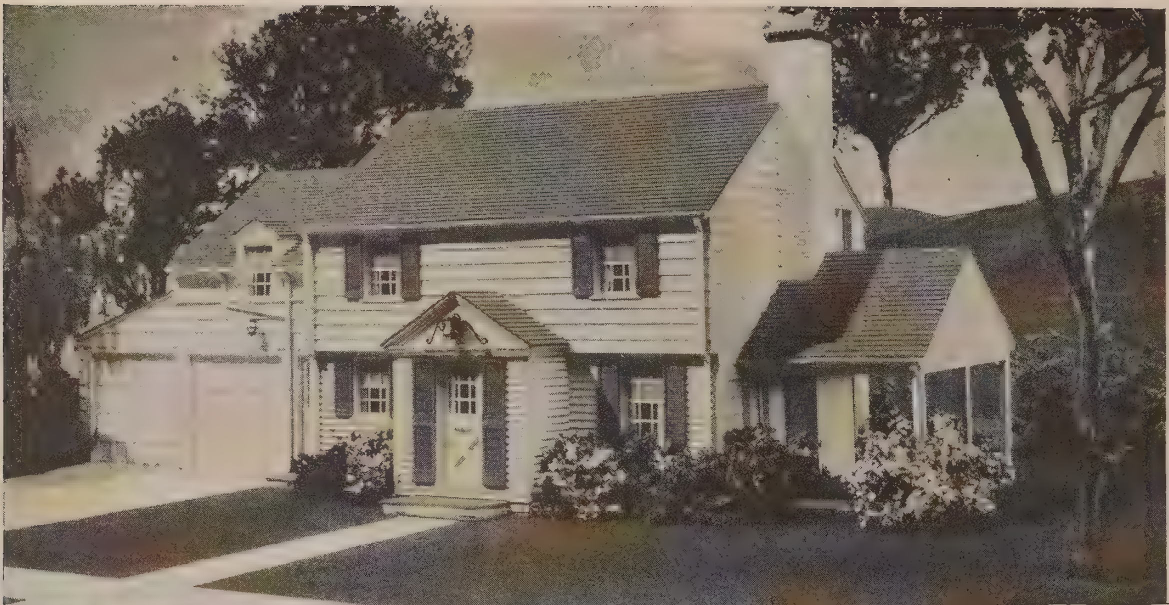
The Editors

Here's
What You Get—

ON THIS page we show you Sheet No. 1 of the four sheets that make up the working plans for a Bildcost Gardened Home. They are what you get when you buy a set of Bildcost Gardened-Home working drawings. The working drawings on this page are for Bildcost Home No. 209, shown on pages 106 and 107. With the working plans you buy from *Better Homes & Gardens* you also receive the Bildcost Gardened-Home Specification Form. This form is the basis for a legal contract between you and your contractor and insures your getting the quality materials specified. You will also receive a copy of the Contract Agreement. Signed by your builder, it is his legally binding promise to build your home exactly as specified and for the amount agreed on and therefore protects you, insures the quality construction of your home, safeguards your interests every step of the way.




Ridge El. 120'-9¼"
Standing Seam Tin Roof
Siding
Shingle Roof
5" Hanging Gutter
Brick Cornice
Low Point of Roof El. 109'-2"
Metal Roof
Brick
South Terrace El. 99'-0"
Grade El. 97'-0"
Dry Well
Second Floor Ceiling El. 117'-4"
Metal Flashing
Flash
Second Floor El. 109'-4"
First Floor El.
Basement Floor El.
·REAR · ELEVATION·
Scale ¼"=1'0"
All Footings To Be 8" wider than Foundation Walls
Stone
Stone Sill
Metal Louvre
·FRONT ELEVATION·
Scale ¼"=1'0"
Bottom of Footings El. 91'-0"
BILDCOST
·BETTER·HOMES·AND·GARDENS·
·HOME·PLAN·
NUMBER
209
DESIGNED·BY·
·ELLIOTT·LEA·
ARCHITECT·
SHEET NO
1



A charming little house that can be built unit by unit as the family grows larger and the pocketbook fatter

WHY BUILD FOR ONLY Now?

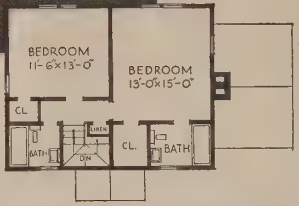
By Architect Theodore Whitehead Davis,
Port Washington, New York

HERE, we believe, is a lifetime house, a house that will be as comfortable for a family of five as for two, as charming in 50 years as it is today. Already its design has withstood the test of time. You can trace it directly to the early days of New England; directly to those forthright, God-fearing Colonists. Yet houses with its 200-year-old simplicity are cherished today, while 50-year-old structures stand vacant. And tomorrow, when many of our present-day homes will seem as outdated as their Victorian predecessors, houses like this will still be cherished, for the beauty of simplicity endures.

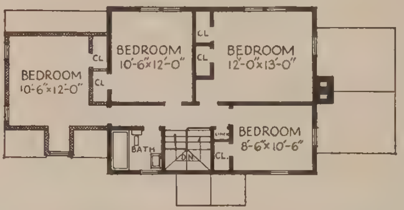
Wisely, this house has lifetime construction as well as design. The central unit is simple in outline. There are no expensive roof valleys, no breaks in the four walls. The interior living-room wall rests on a central steel girder and forms a solid bearing partition up thru the house. Its area is unbroken except for one door and the high grille of turned wooden balusters that lights the stairway—which is a great help when you arrange your dining- and living-rooms. The stairs are carefully planned. Accessible from all first-floor rooms, they are set to one side of the steel girder and are doubled back; hence a minimum number of joists are cut. Both factors make for low costs and strength.

WISELY too, the central unit can be built without appendages until your pocketbook can stand them. You can do without the porch and vestibule. Of course, if there is a vestibule, the living-room fireplace and walls of books will commend themselves more surely to the guests.

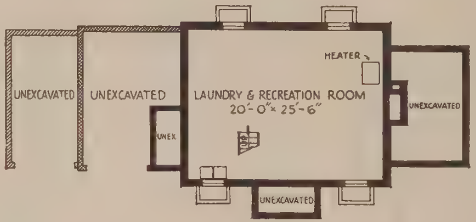
The garage with the bedroom over it can be added by simply blocking up one dining-room window and converting the bedroom window into a closet door. This is provided for by the numerous windows at the rear in both these rooms. The second garage addition is a minor job. Note that when the addition is made, you sacrifice none of the closets, none of the comfort of your main unit. Any simple wood finish is suitable for the outside walls. Shingles and brightly painted shutters age well. Clapboards or a combination of clapboards and shingles is also good. And when you've finished, you've a home whose traditional simplicity is growing more popular year by year.


BEDROOM
11'-6"×13'-0"
BEDROOM
13'-0"×15'-0"
CL
LINEN
CL.
BATH
BATH
DN

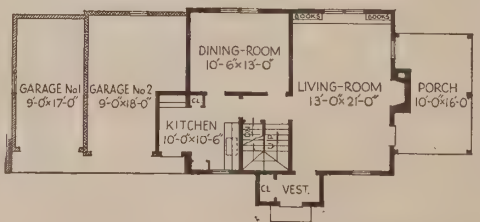
SECOND FLOOR


BEDROOM
10'-6"×12'-0"
CL
CL
BEDROOM
10'-6"×12'-0"
CL
CL
BEDROOM
12'-0"×13'-0"
BATH
DN
CL.
BEDROOM
8'-6"×10'-6"

ALTERNATIVE SECOND FLOOR


UNEXCAVATED
UNEXCAVATED
UNEX
HEATER
LAUNDRY & RECREATION ROOM
20'-0"×25'-6"
UNEXCAVATED
UNEXCAVATED

BASEMENT


BOOKS
BOOKS
GARAGE No1
9'-0"×17'-0"
GARAGE No2
9'-0"×18'-0"
DINING-ROOM
10'-6"×13'-0"
CL
KITCHEN
10'-0"×10'-6"
DN
UP
LIVING-ROOM
13'-0"×21'-0"
PORCH
10'-0"×16'-0"
CL
VEST.

FIRST FLOOR

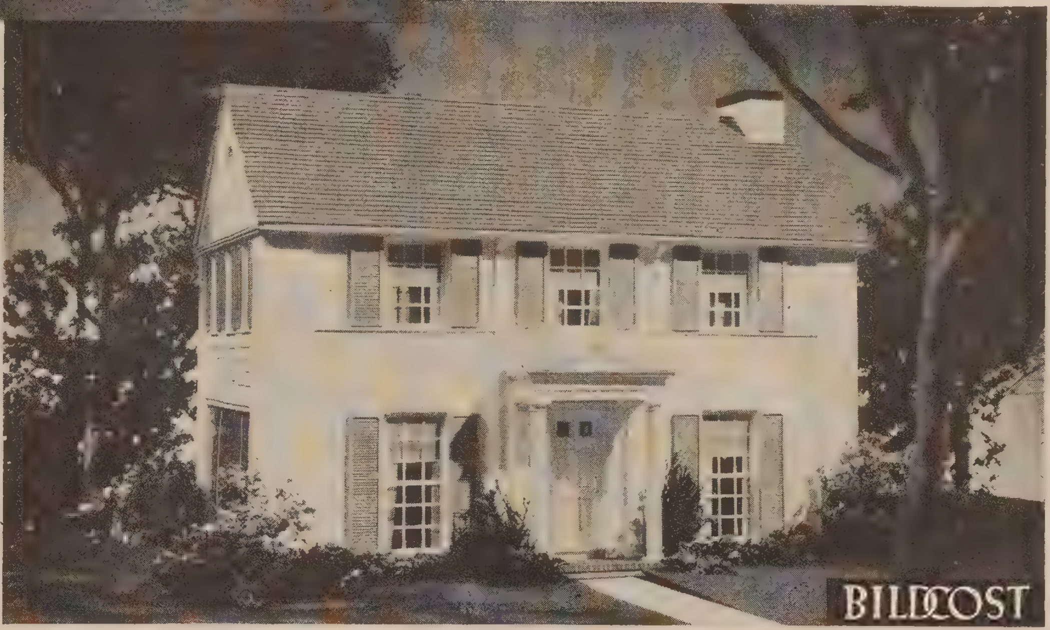
There are two second-floor plans for the house. One is for the family planning an eventual four-bedroom home, the other for the more luxury-minded who want an extra bathroom. In the basement, laundry trays are set beneath the kitchen. With a gas or oil heater, there's space for a play-room under the living-room any time you want one

Bildcost Gardened-Home Plan No. 802

A Modern TURNS Classic

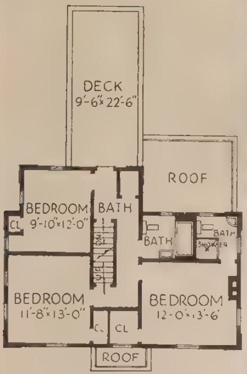
Designed by Architect James F. Schindler, Syracuse, New York

LEFT SIDE

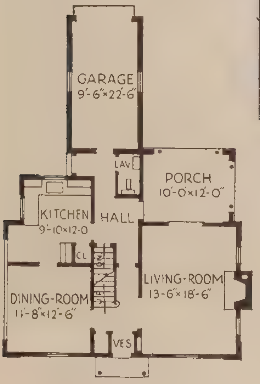


Here modern-day precision and arrangement blend successfully with the clean design and simplicity of old Greece

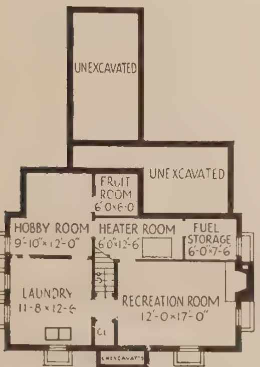
FRONT


DECK
9'-6"x 22'-6"
ROOF
BEDROOM
9'-10"x12'-0"
CL
BATH
BATH
BATH
SHOWER
BEDROOM
11'-8"x13'-0"
BEDROOM
12-0"x13'-6'
CL
CL
ROOF

SECOND FLOOR


GARAGE
9'-6"x22'-6"
LAV
PORCH
10'-0"x12'-0"
KITCHEN
9'-10x12-0
HALL
CL
LIVING-ROOM
13-6"x 18'-6"
DINING-ROOM
11'-8"x12'-6"
VES

FIRST FLOOR


UNEXCAVATED
UNEXCAVATED
FRUIT ROOM
6'0x6-0
HOBBY ROOM
9'-10"x12'-0"
HEATER ROOM
6'0"x12'-6'
FUEL STORAGE
6'-0"x7'-6'
LAUNDRY
11-8x12-6
RECREATION ROOM
12'-0x17'-0"
CL
UNEXCAVATED

BASEMENT

AT THE turn of the nineteenth century, when archaeological studies in classic Greece began, American architects and master builders of the time were quick to realize the possibilities of the Grecian perfection and fundamentals in design translated into wood for American homes. It became an individual expression in architecture of the American people.

Unfortunately, this 1830 style, which was at its height just prior to the American Gothic, was skipped over and forgotten because America was then at the beginning of the machine age and the jigsaw forced a good style for a time into the background.

Now, once again, this Grecian style is rapidly gaining the favor of the American people; simplicity, truth, and clean design will always find their way back, and these are the essentials of this style.

This Bildcost Gardened Home can be built of common brick painted white thruout, or of brick on the front and back with plain-surfaced siding on the ends. Too, wood can be used completely on its exterior. The slight breaks at the corners increase its interest, especially when plain white pine matched siding is used.

You'll find that white walls radiate a glowing atmosphere of warm hospitality for this home; and they contrast strikingly with roof and shutters of medium green or a green so dark that it seems almost black. It's a house that will fit in almost any desirable neighborhood. An average city lot of 50 feet will set it off to advantage.

If this 1830 house is as new as today in design, so is its plan. Complete privacy separates the living quarters from the sleeping rooms.

IMPORTANT features that you'll enjoy, aside from the many conveniences not mentioned here, are the location of the garage, which is entered from the exterior or directly from the house; the direct route from the kitchen to the open porch off the living-room, where meals can be served.

Structural glass blocks, used to light the dining-room and breakfast nook, conform to this style as if they were as old as the Grecian civilization which inspired the design. At night, if desired, these panels can be covered with Venetian blinds and bordered with draperies.

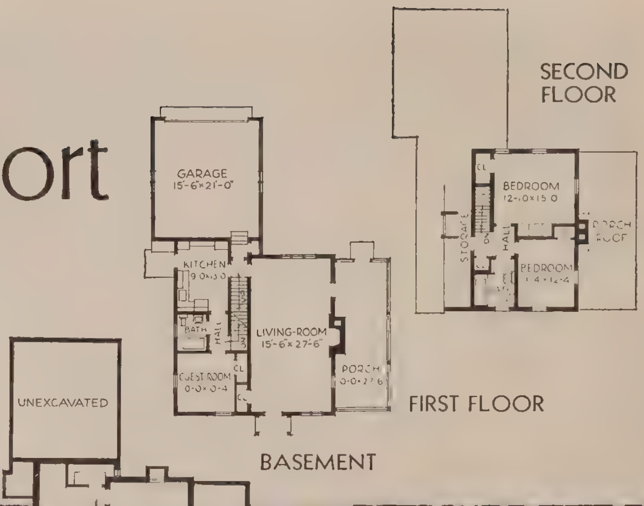
The second-floor bedrooms allow for twin beds in every room, with a shower-room directly off the principal bedroom.

Bildcost Gardened-Home Plan No. 803

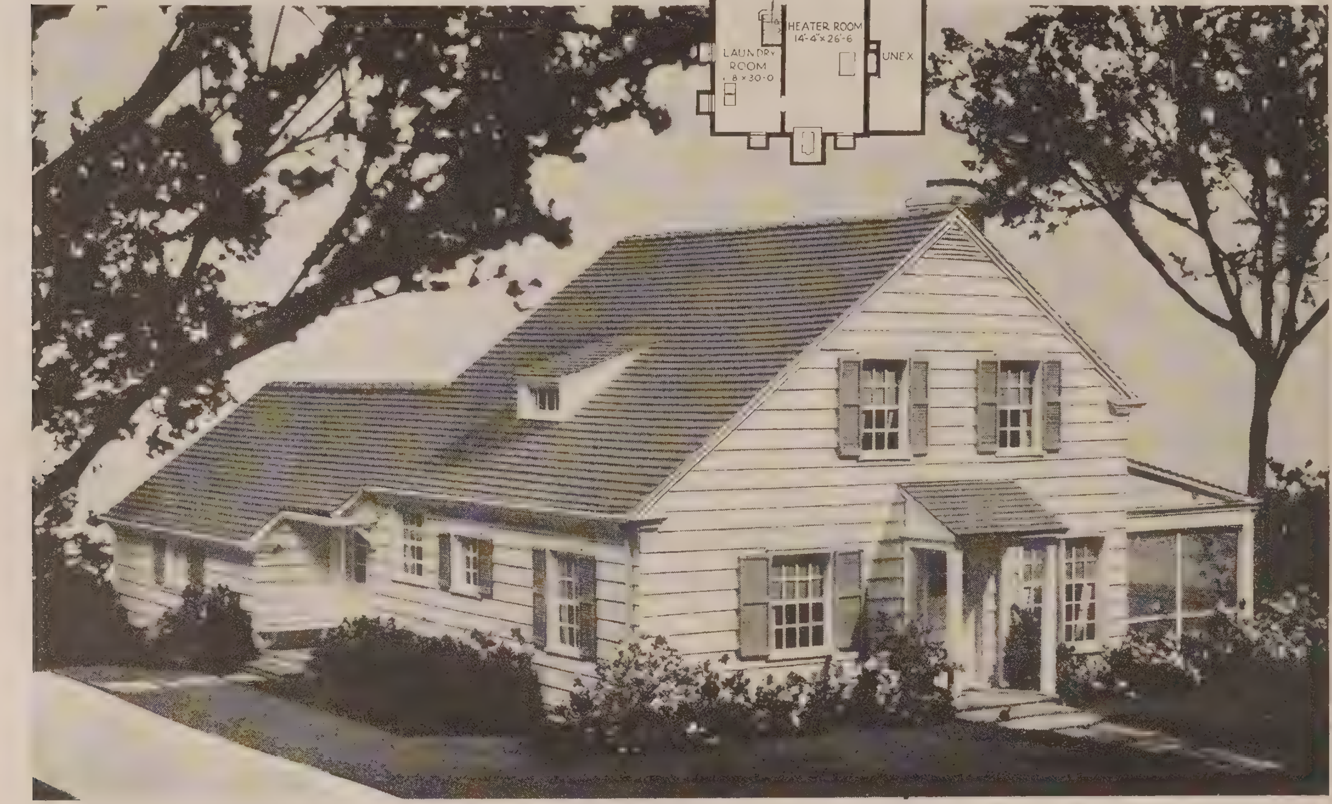
BUILT-IN
Country Comfort

Recalling the rambling lines of early Colonial farmhouses, this home is planned for informal, suburban living

By Architect Rollin C. Chapin



MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY



Both the spacious living-room, designed as a dining-room as well, and the downstairs guest room are aids to simplified homemaking routine

IN PLANNING this house, I have in mind a fairly spacious lot sloping gently toward the rear, such as is often found in small cities and in the suburbs of our larger cities.

To many people a lot that's lower in back than in front doesn't appeal, but it seems to me that it offers opportunities for designing something out of the ordinary.

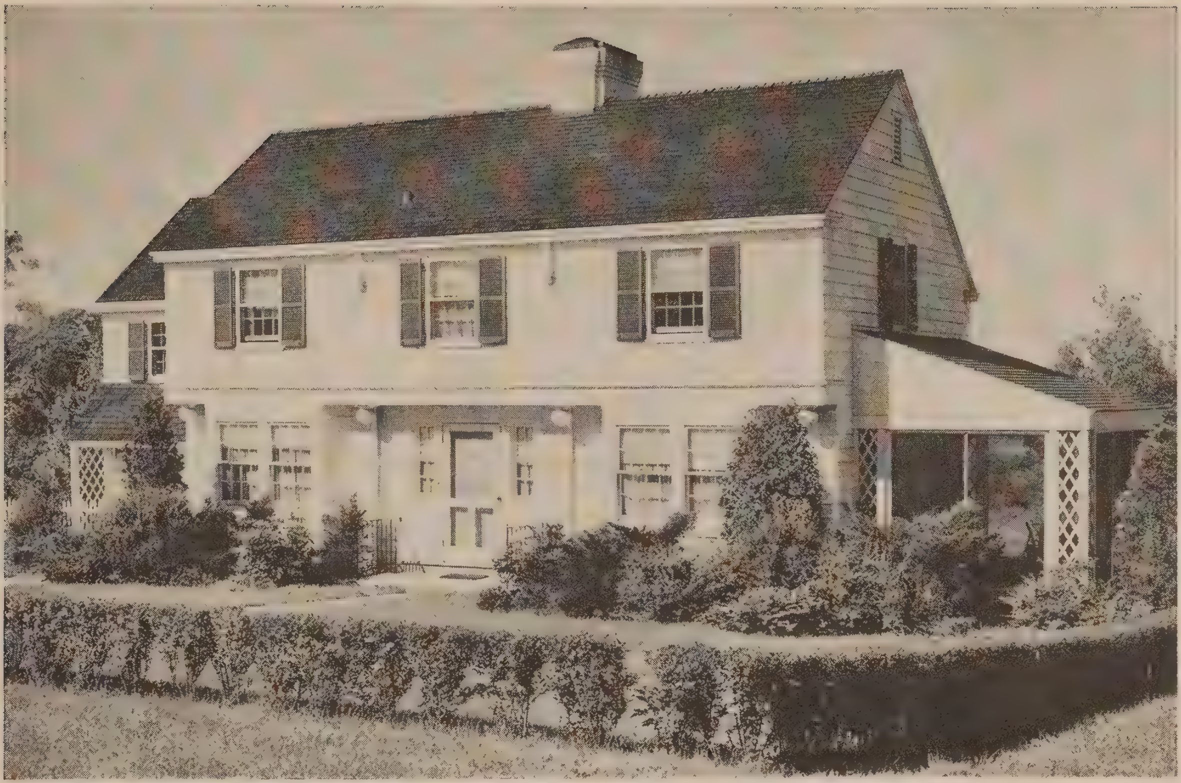
For instance, note that the attached two-car garage works out quite naturally, with doors on the rear and the garage level three steps down from the first floor. By carrying the roof down over the kitchen and downstairs bedroom and extending it over the garage, an effect of low, sweeping rooflines, which suggests the Colonial farmhouse, is secured.

Altho many people consider a separate dining-room a necessity, there are also many who prefer to combine living-room and dining-room into one large room. I've chosen the latter arrangement for this house, partly because of the economy in cost that it effects and partly because of the more spacious atmosphere that's gained for the living-room. It takes ingenuity in planning the furnishings to create a harmonious ensemble for a room serving dual purposes, but I've seen it accomplished in a most charming manner.

THE PROBLEM of how to arrange for a maid's room so that it will be properly separated from the family bedroom has been solved in this plan by placing the maid's room and bathroom on the first floor. This also provides general toilet facilities for the first floor. If a maid's room isn't required, the downstairs bedroom might well serve as a guest room. The family bedrooms and bathroom on the second floor are conveniently arranged, and ample storage space under the low part of the roof is easily accessible from the hall.

In keeping with the Colonial farmhouse type, the house is designed to have wide siding painted white, green shutters, red brick chimney, and stained-gray or brown roof.

Bildcost Gardened-Home Plan No. 711



This style is suitable to any location—southern or northern. It's easy to furnish, takes readily to the furniture of an average family

A New England Home

FOR ANYWHERE

By Architects Randolph Evans and Albert E. Olson

THIS dignified New England Colonial house is a straightforward design. Detail is authentic and charming. The exterior will lend itself to different material treatments, such as all shingle, clapboard, or brick veneer on the first floor, with either clapboard or shingles above. Then again, the first floor can be laid up in stone.

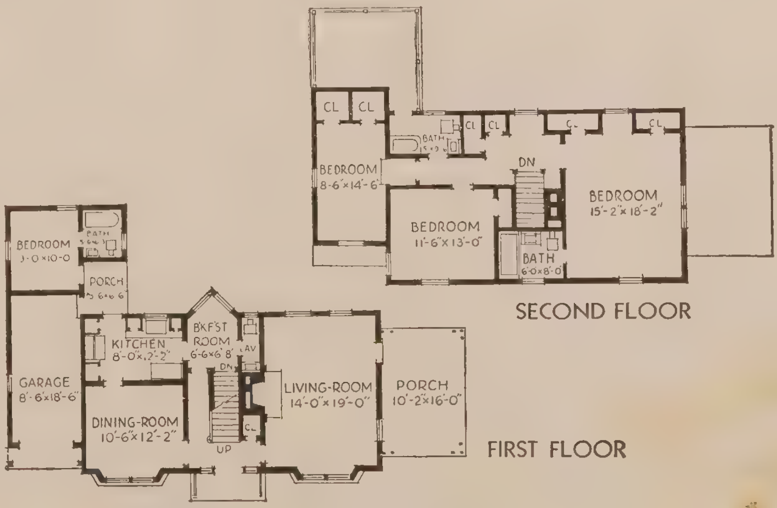
Another most interesting feature is the treatment of the garage with a shed roof in front, setting the door back several feet under same, thereby making the garage, which is always a difficult thing to treat, less obvious.

At first glance one finds oneself mentally furnishing this house with sea chests, ships' lanterns, compass boxes and glorious old Early American furniture. Simplicity and convenience of arrangement are the keynotes of this house, which is of frame construction, with red cedar shingled side walls, painted white. Cedar shingled roof is stained brown, with window shutters of a dark red, and all trim painted white. The chimney is of brick, painted white, and topped off with black.

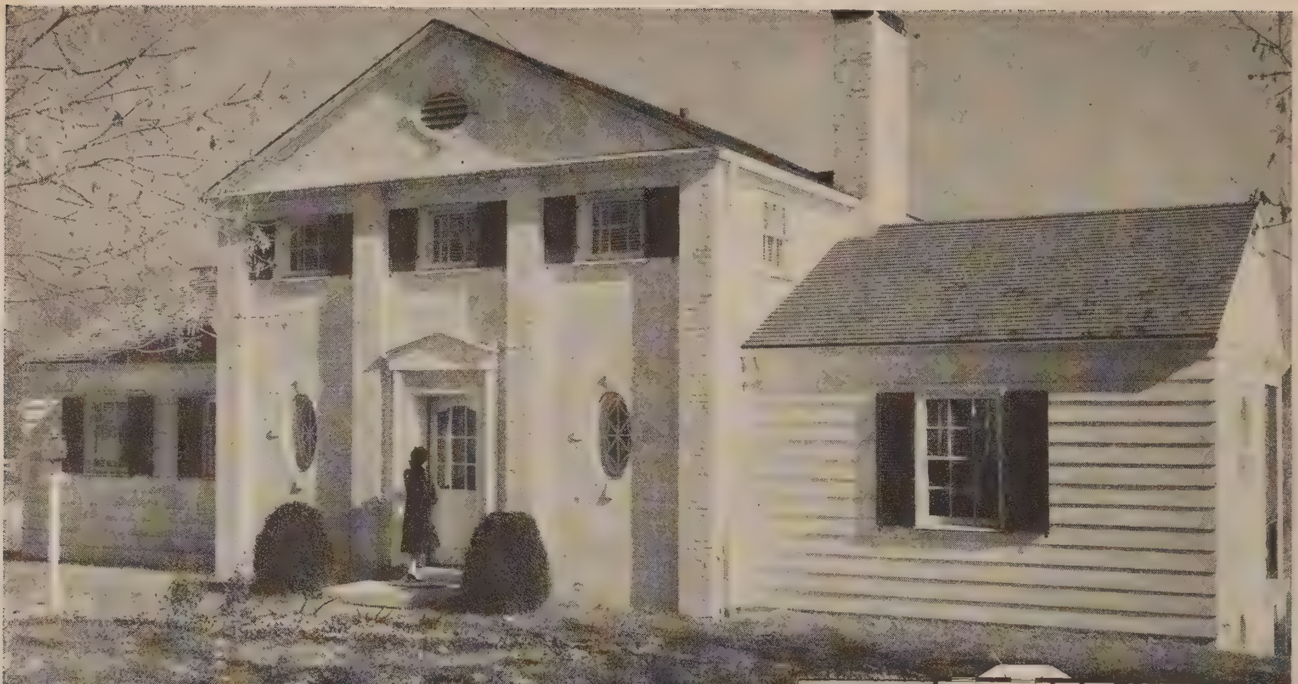
The plan is the typical New England central hall type with living-rooms and bedrooms opening from it, and is always an interesting one as it affords a splendid opportunity for an attractive stair as well as ideal cross ventilation.

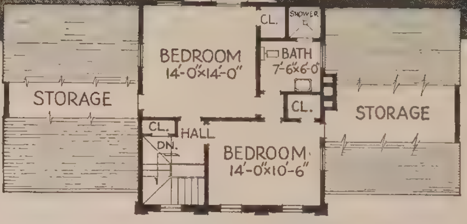
Downstairs a dinette and guest lavatory and the two baths upstairs are the only departure from the old New England tradition. The living-room is of pleasing size with three exposures, and has a nice-size porch to the right of it.

AN EXTRA bedroom and bath, as shown in the pictures on this page, can easily be added at any future time to the rear of the garage, with an entry off the kitchen porch.


CL
CL
BATH
CL
CL
CL
CL
BEDROOM 8-6'×14'-6"
DN
BEDROOM 11'-6"×13'-0"
BEDROOM 15'-2"×18'-2"
BATH 6'-0×8'-0
SECOND FLOOR
BEDROOM 9-0×10-0
BATH
PORCH
B'KF'ST ROOM 6'-6×6'8'
KITCHEN 8'-0"×12'-2"
LAV
DN
GARAGE 8'-6×18'-6"
LIVING-ROOM 14'-0"×19'-0"
PORCH 10'-2"×16'-0"
DINING-ROOM 10'-6"×12'-2"
CL
UP
FIRST FLOOR

Bildcost Gardened-Home Plan No. 710




CL.
SHOWER
BEDROOM 14'-0"x14'-0"
BATH 7'-6"x6'-0"
STORAGE
CL.
STORAGE
CL.
HALL
DN.
BEDROOM 14'-0"x10'-6"

SECOND FLOOR

Three Wings
IN HARMONY

Designed by Stratton O. Hammon, Louisville, Kentucky

THIS house is comparatively small but planned to handle life just as masterfully as a large house. One of the best things about it is the combination study and guest room on the first floor. Paneled in chestnut, very cozy with its corner fireplace, built-in bed, bookcase, and double closets, the study is a grand place to settle down and outline sales campaigns or think big thoughts.

And when Uncle Oscar, who's got a leaky heart and a pile of dough, comes to visit, your study becomes, presto, a guest room, and you bed him down there instead of on a davenport that crinks his back. Conveniently, the connecting bathroom can be locked off to make it private to the guest room, or the room can be locked off to release the bathroom for use as a downstairs lavatory.

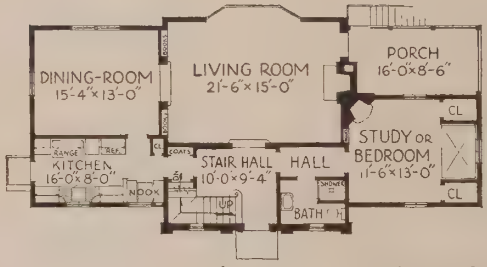
THIS house is especially adapted to a lot that falls off to a grand view in the rear. All the principal rooms are located in the rear to take advantage of such a view. Many families today are locating their living-rooms in the rear with no more view than that afforded by their own gardens. Because of the slope, basement rooms in the rear have full-view windows, and the garage ramp isn't steep.

The architectural motif, a two-story center portion flanked by one-story wings, is well known, but seldom used with the middle-roof gable facing toward the front. The whole feeling is classical, with a dash of Regency for style and a trace of Modernism for youthfulness.

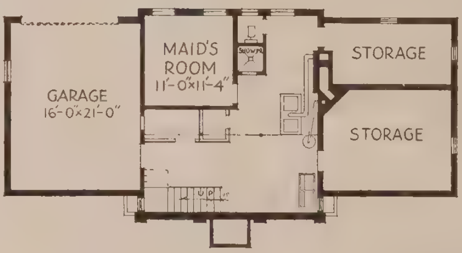
Inside, two steps up and double doors give the bright dining-room the sense of being further removed than it really is. For quick lunches or breakfasts, the small nook at one end of the kitchen is very convenient. Table space in this nook is handy when you're serving a large group in the dining-room. On the second floor, each of the two bedrooms has cross ventilation, a connecting bathroom, and a large closet. There's storage space over each wing.

In this comparatively small house, you see, you have room for yourself and a family and a maid and trunks and your neighbor's kid's bicycle and even Uncle Oscar.

Bildcost Gardened-Home Plan No. 804

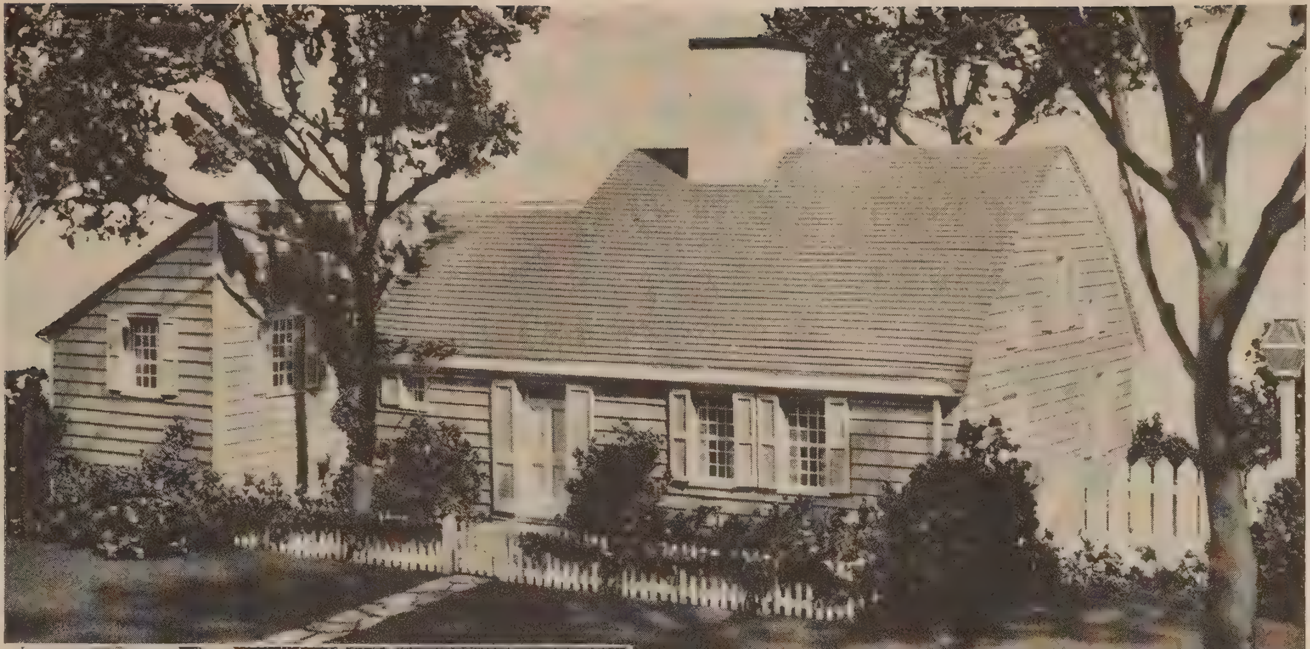

DINING-ROOM 15'-4"x13'-0"
DOORS
LIVING ROOM 21'-6"x15'-0"
PORCH 16'-0"x8'-6"
CL
STUDY OR BEDROOM 11'-6"x13'-0"
CL
RANGE
REF
KITCHEN 16'-0"x8'-0"
NOOK
CL
COATS
STAIR HALL 10'-0"x9'-4"
HALL
SHOWER
BATH
UP

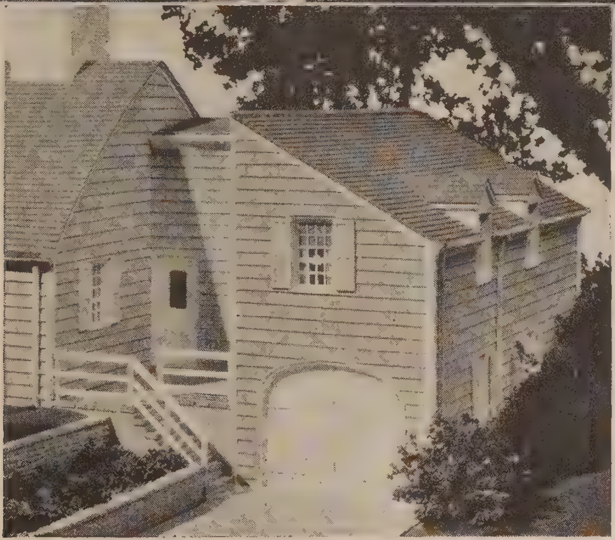
FIRST FLOOR


MAID'S ROOM 11'-0"x11'-4"
SHOWER
STORAGE
GARAGE 16'-0"x21'-0"
STORAGE

BASEMENT

▲ Note from the first-floor plan how completely the study or guest room, and its connecting bath, can be shut off from the rest of the house. For guests, privacy is gracious entertaining. For a man who is wracking his brain overtime, trying to pull ideas from the nowhere, it's essential. This plan provides that privacy. Guests don't interfere with the room as a study, for when you have guests you can't go hide yourself away and work anyway. Note the big bay window in the living-room, overlooking the garden, and the porch that can be screened in for summer





This squatty design actually catches Cape Cod's delightfully simple and historic style. The shed roof over the garage and bedroom wing is typical

A GENUINE
Cape Cod

Designed by Royal Barry Wills, Boston, Massachusetts

A CAPE COD house has an identity that can't be mistaken. The shingles, the shutters, the white picket fences, the low eaves with simple doorways and windows snuggled up under them—these all lend to the charm of the infinitely livable houses found on Cape Cod.

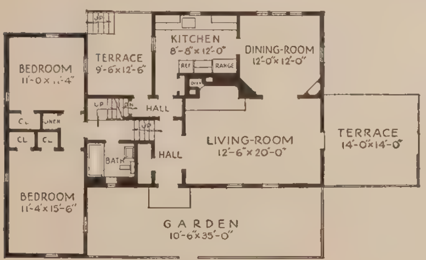
This type of house was readily accepted because it was simple and economical to build. Too many Cape Cod houses follow a stereotyped pattern. Only one in ten is arresting. An especially plump chimney, or a tall one, or the intriguing angle of shed and house and a definite lack of symmetry where symmetry is expected—these are the things that make any house interesting.

And so it is in this house. The roof rafters create a provocative bow. Here, then, is our little oddity; and for accent, the severity of the shed roof in comparison.

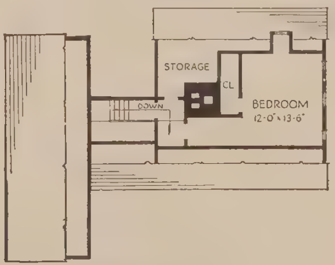
Compactness and simplicity of construction make it economically sound. The long living-room, with the large log-burning fireplace and small oven, welcomes guests. The terrace is given privacy from the street by a high board fence, which is a delightful sight with rambling roses clinging to it. One of the most pleasing features is the separation of the bedrooms and bathroom from the living quarters.

The garage is placed for easy access either from outside or inside.

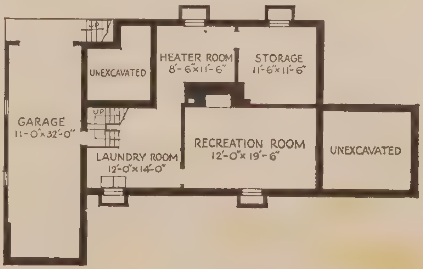
On slightly elevated and barren building sites some houses might be too conspicuous and stilted. This house, however, because of its squattiness, grows right out of the earth and is adaptable to almost any site. The plan is arranged so that the house is especially adaptable to a lot gently sloping off to the rear, yet it's quite possible to place it on more flat ground, and on almost any size lot.


UP
KITCHEN
8'-8"x12'-0"
DINING-ROOM
12'-0"x12'-0"
BEDROOM
11'-0 x ..'-4"
TERRACE
9'-6"x12'-6"
REF
RANGE
OVEN
UP
DN
HALL
CL
LINEN
CL
CL
UP
BATH
HALL
LIVING-ROOM
12'-6"x20'-0"
TERRACE
14'-0"x14'-0"
BEDROOM
11'-4"x15'-6"
GARDEN
10'-6"x35'-0"

FIRST FLOOR


STORAGE
CL
DOWN
BEDROOM
12'-0"x13'-6"

SECOND FLOOR

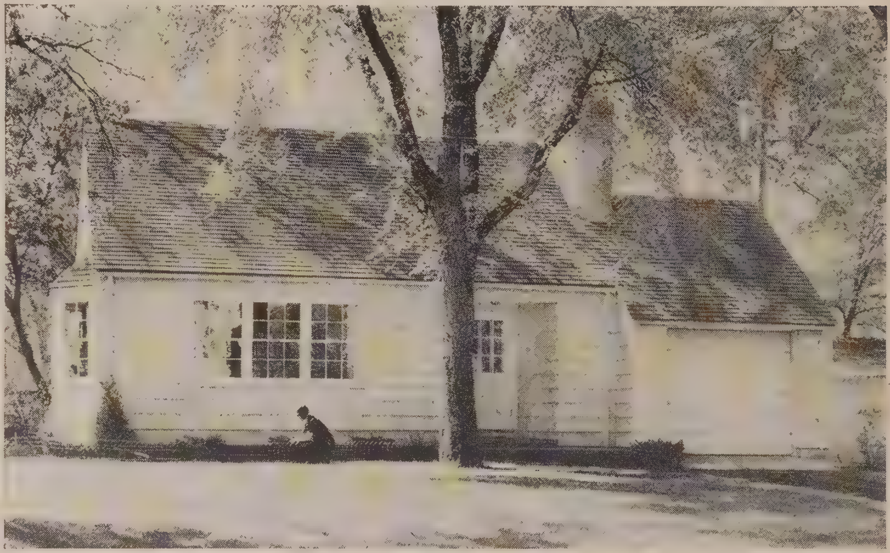

UP
UNEXCAVATED
HEATER ROOM
8'-6"x11'-6"
STORAGE
11'-6"x11'-6"
GARAGE
11'-0"x32'-0"
UP
LAUNDRY ROOM
12'-0"x14'-0"
RECREATION ROOM
12'-0"x19'-6"
UNEXCAVATED

BASEMENT

Bildcost Gardened-Home Plan No. 801

One for Your Money

Designed by Architect James A. Brunet, Minneapolis



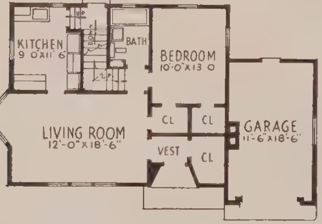
Another compact, economical Bildcost Gardened Home tailored to fit a family of four or five. It's ideal, also, for the smaller, growing family because, with one bedroom and the bathroom on the first floor, the second and third bedrooms, upstairs, can be finished later on as need arises

THIS house was designed for George, who has a wife and a youngster and who's someday going to have another youngster or two. George is a nice young guy. He's a lot like yourself, maybe. He wants the right sort of home to bring his family up in, a well-built, good-looking home in the right part of town. It must have three bedrooms.

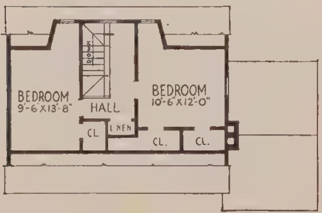
But George is no plutocrat. You can understand what he's up against.

The best way out for George is to build a small house particularly adapted to him—one tailored to fit. This is it—this house designed by Brunet. It's a small, minimum-cost house. But that needn't worry you. It's the way it is with a small car. A small car today will do almost everything a big one will. It will go almost as fast, stop as quickly, and ride as easily. Even the front seat is wide enough for three.

That's how it is with this house—small, but designed for big living capacity. Tho Brunet injected enough of the aesthetic into the result to give it spirit, his approach was purely practical. The exterior is simple, which makes for economy. Notice how cleverly the entrance door actually gives the extra service of an added window. It has glass panes designed generously to its mid-point, allowing sunlight to enter the vestibule.



First Floor



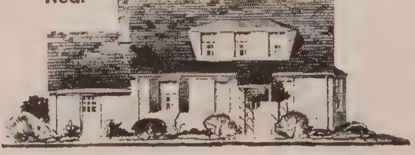
Second Floor

Note how the shingles on the sidewalls give a decorative texture. Windows are larger than usual to effect a coyness of scale. The reveal of the entrance is both a welcome shelter and an attractive detail simply achieved. The attached garage enhances the apparent size of the house, and the two are tied together with a chimney centering on the garage roof. In short, the whole of the exterior relies on simple treatments of homely materials.

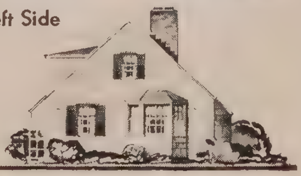
If you or George don't need the second and third bedrooms now, you can wait until later to finish the second floor. A dormer in the rear provides cross-ventilation.

IN THE kitchen there's eating space for four, and the table will be set in that cheerful kitchen spot directly in front of the window! You'll notice in the sketch of the rear elevation that the back door, too, has glass panes to serve as an extra window. It helps to light the kitchen-sink corner. The large bay at one end of the living-room accommodates a drop-leaf table for special dining occasions.

Rear



Left Side



For a friend or relative stopping over the week end, there's a roll-away bed in the closet at the end of the living-room. In the bedroom downstairs there are two closets—a bit of remarkable foresight in planning. Undoubtedly adequate closet and storage space is one of the major secrets of compact living.

The large size of the vestibule closet may seem unwarranted, but it provides a handy "active" storage space for those golf clubs, tennis rackets, bags, and so on, not to mention the overcoats and hats of guests.

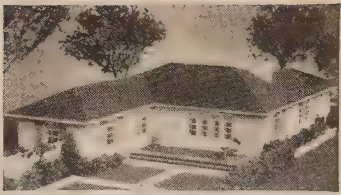
A full basement will take the weekly laundry when the weather prohibits drying clothes outdoors. The front half is a recreation and hobby room with a cozy fireplace nook.

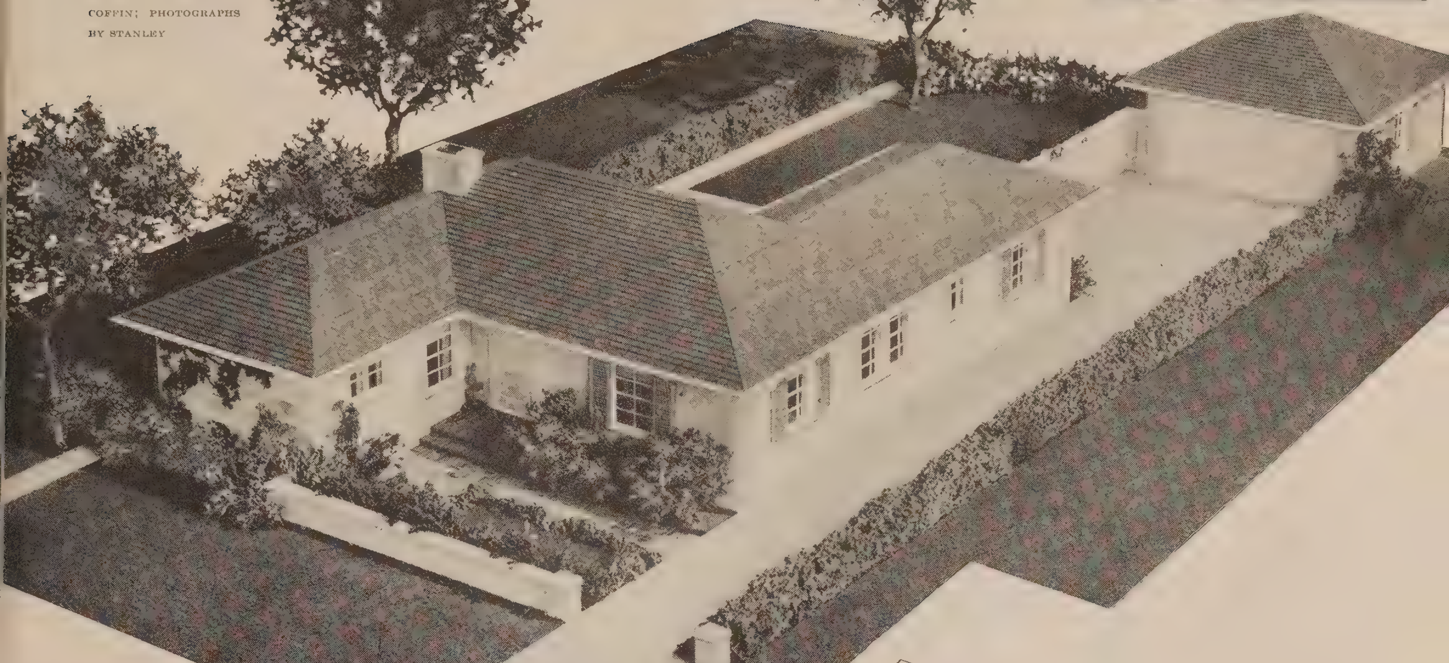
The house requires a 50-foot-wide lot, which is becoming a standard minimum width in many cities and suburban areas. Adjusting the floor levels of the house and the garage will take care of a sloping lot.

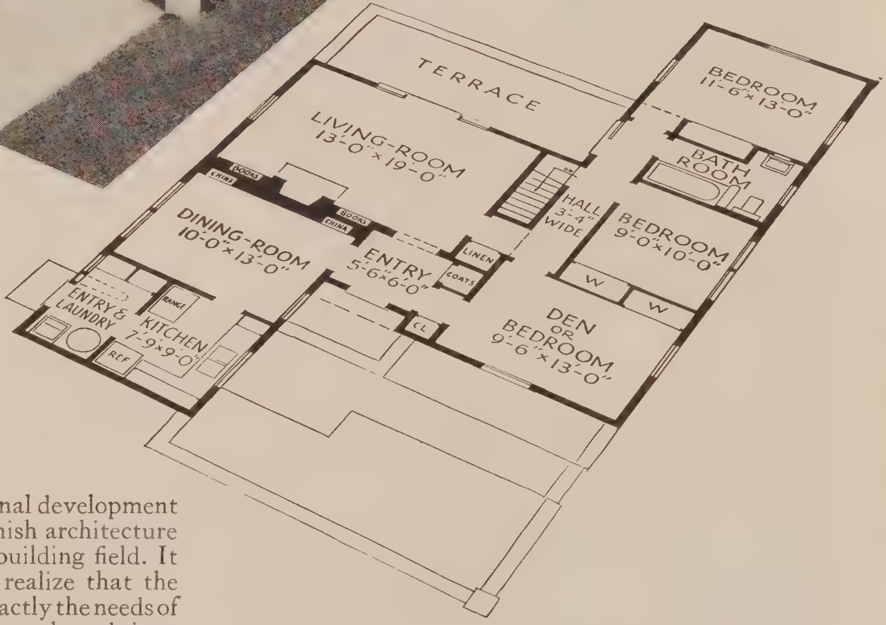
NOW you can see why the house fits George and his growing young American family. Or why it fits you if you need a good bit of living room but haven't seven or eight thousand to pay for it. You can have a home that's small and economical, but with a large living capacity for your family.

Bildcost Gardened-Home Plan No. 808

MODEL BY STANTON B. COFFIN; PHOTOGRAPHS BY STANLEY







TAILORED FOR A Garden

WHEN some years ago the phenomenal development of the Southwest began, the historic Spanish architecture of the country started to dominate the building field. It was years before the builders began to realize that the background of one civilization never fits exactly the needs of a later one, even tho well suited to its own people and time.

Among the architects who have been working out a newer, more sensible, and satisfactory style of home design for their regions, H. Roy Kelley has been outstanding. He has the faculty of retaining the best in the traditional style of his section, and blending it skillfully with the modern, crisp lines so much more suited to present-day people. His work has been winning nationwide acclaim.

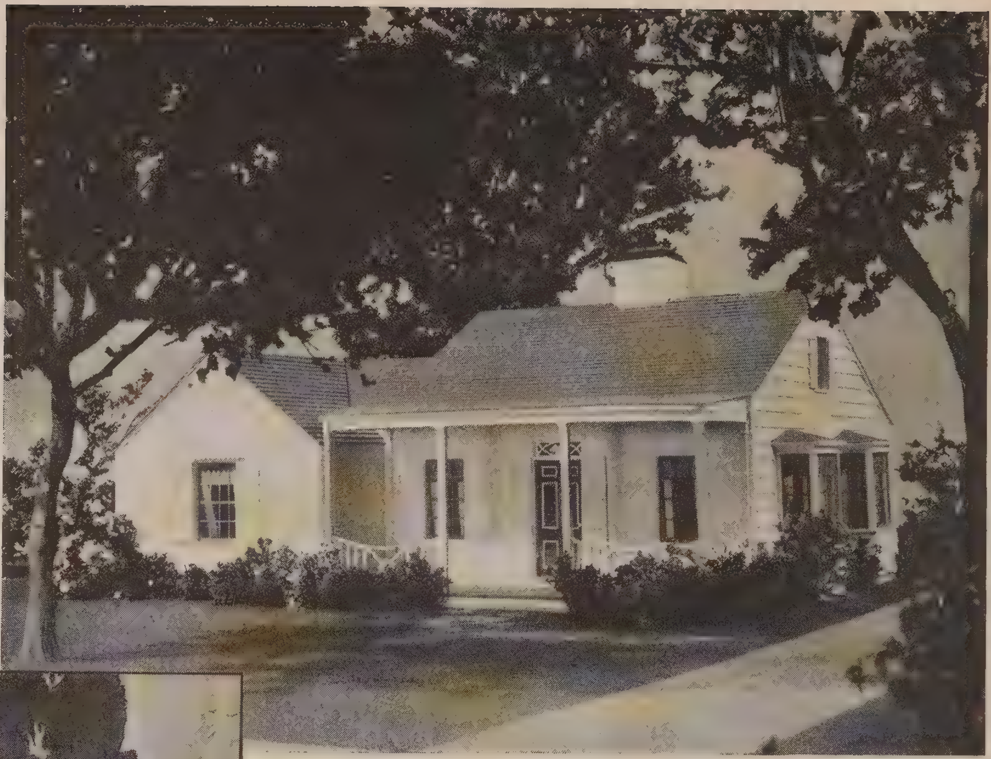
We asked Mr. Kelley to design a house in his particularly effective style for our Bildcost Gardened Home series, to be of the utmost simplicity, with a maximum number of bedrooms, a roomy living-room, and a structural scheme that would permit use of the most economical materials. This, his solution, is quite worthy of his reputation. The plan is compact and thoughtfully arranged to provide for great comfort and privacy. Working and living areas are well segregated; the kitchen and laundry face the street, and the living-room and bedrooms are built around a terraced garden, with direct access from any room to the garden, a highly practical and desirable layout. There is a generous entry hall.

One of the bedrooms is directly accessible from the front-entry hall, so if the size of the family permits, it can be used as a library, hobby room, or for other similar purpose. Provision is made in Mr. Kelley's plan for a basement room large enough to accommodate a heating plant, and additional portions can be built if desired.

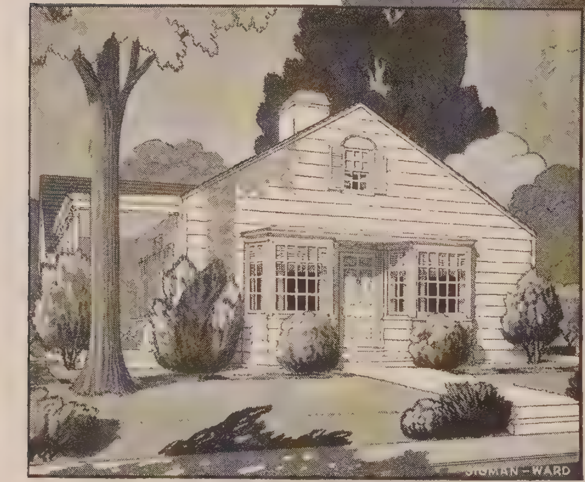
THE details of the woodwork are all simplified to carry out the motif of simplicity which is so desirable both from a first cost and an upkeep standpoint. The walls and roof are their own decoration, and where accents have been used they're as simple as they are effective. The exterior walls are faced with cement stucco, which is brush-coated a warm off-white. The windows, doors, and exterior trim are wood painted white, and the shutters are painted Colonial green. The roof is of shingles or split shakes, stained a deep brown. The entrance terrace and walk and the garden terrace at the back of the living-room are paved with common brick.

Bildcost Gardened-Home Plan No. 811

The house is designed so that either the porch side (right) or the bay-window end (below) can face the street. If you choose the latter, the house will snuggle down on a 40-foot city lot



MODEL BY STANTON B. COFFIN


SIGMAN-WARD

THE Two-Faced Home

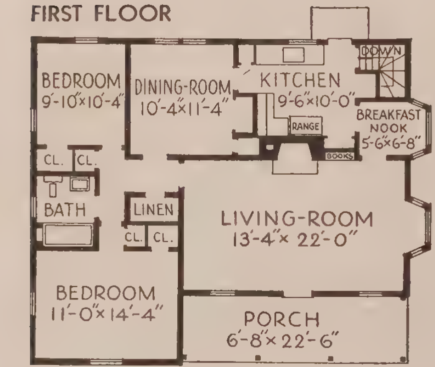
Really small, really low-cost, but so flexible it'll house six

Designed by Architect
Verna Cook Salomonsky

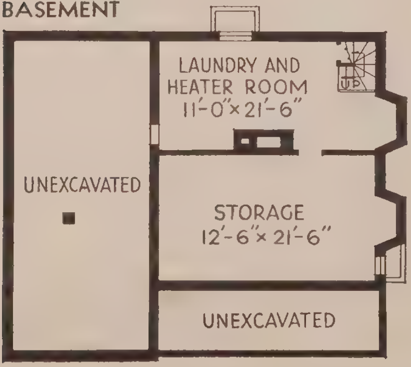
ONE thing a lot of nice people get mad at magazine editors and architects about is that most good houses cost more to build than these people can spend. "Listen, you," their letters shout, "we want small houses we can afford; something well-designed, distinctive." They point out that few Americans owned automobiles until the industry built small, low-cost cars. Some of them get so angry they write horribly explicit letters about what they'd do if they caught us out in an alley some dark night.

Well, here's their house, a *Bildcost Gardened Home* designed especially for them. It's *really* small, yet will house as many as six without confusion and makeshifts. It's well-bred, hospitable, with either two or three bedrooms to accommodate itself to the size of your family. If necessary, it'll snuggle down on one of those 40-foot lots you find in cities like Cleveland and Detroit. Amazing-

FIRST FLOOR


BEDROOM 9'-10"×10'-4"
DINING-ROOM 10'-4"×11'-4"
KITCHEN 9'-6"×10'-0"
DOWN
RANGE
BREAKFAST NOOK 5'-6"×6'-8"
BOOKS
CL.
CL.
BATH
LINEN
CL.
CL.
LIVING-ROOM 13'-4"× 22'-0"
BEDROOM 11'-0"×14'-4"
PORCH 6'-8"× 22'-6"

BASEMENT


LAUNDRY AND HEATER ROOM 11'-0"× 21'-6"
UP
UNEXCAVATED
STORAGE 12'-6"× 21'-6"
UNEXCAVATED

Bildcost Gardened-Home Plan No .806

ly compact, it has plenty of closet space, an abundance of air and sunshine in every room, a minimum of dark corners, no second floor to climb to, ample wall space for placing furniture, a well-organized kitchen, bay windows to bask in, and, withal, generously proportioned rooms.

LIKE the top of your pajama pants, the plan is elastic. It's carried out so that either the porch or bay-window elevation can face the street. For the former, with a driveway, you'll need a 55-foot lot. For the latter, without a driveway, not an inch more than 40 feet. The house itself is only 33 feet wide the narrow way.

If you need only two bedrooms, the house then boasts a separate dining-room with direct access from the living-room and kitchen. When overnight guests drop in on you and begin to mutter embarrassedly about "putting you out" or "going to a lot of bother," you open two closet doors in the dining-room and lower twin beds swung up and concealed therein. These beds are kept made-up. This banishes the confusion and embarrassment that attend crowding extra cots into the living-room.

If your family needs three bedrooms, you dispense with the dining-room and use it permanently as a bedroom. Meals are served in the dining alcove. Thus this little dwelling may house as many as six.

THE excavated portion of the basement is divided into two generous rooms, one for the heating plant and laundry trays, the other for storage. Dressed up and given a fireplace, this storage room would become a cozy game room.

Tho restful in its simplicity, the suggested color scheme of the shingled exterior isn't lacking in vigor. Sidewalls, shutters, and trim are white. Above this massing of white rises the roof in a natural weathered gray. A striking note of color is given the entrance door—it's a deep tomato red. On the window sash is a subtle dark gray.

On the interior you'll find the same nicety of scale as on the exterior. The detail of the trim, the fireplace mantel, the stairway, and the bay windows is delicate. This "reduction of scale" seemingly enlarges the rooms. Because the bay windows continue down to the foundation, the floors of the bays are on the same surface as those of the rooms, which is splendid when you group furniture in the bay areas.

YOU'LL find this to be an honest house, without sham or tricks. In its straightforwardness and modesty lies much of its charm. It's Architect Salomonsky's suggestion to those searching for a compact, distinguished little house thay can afford to build, a house they can pay for much as they'd pay rent.

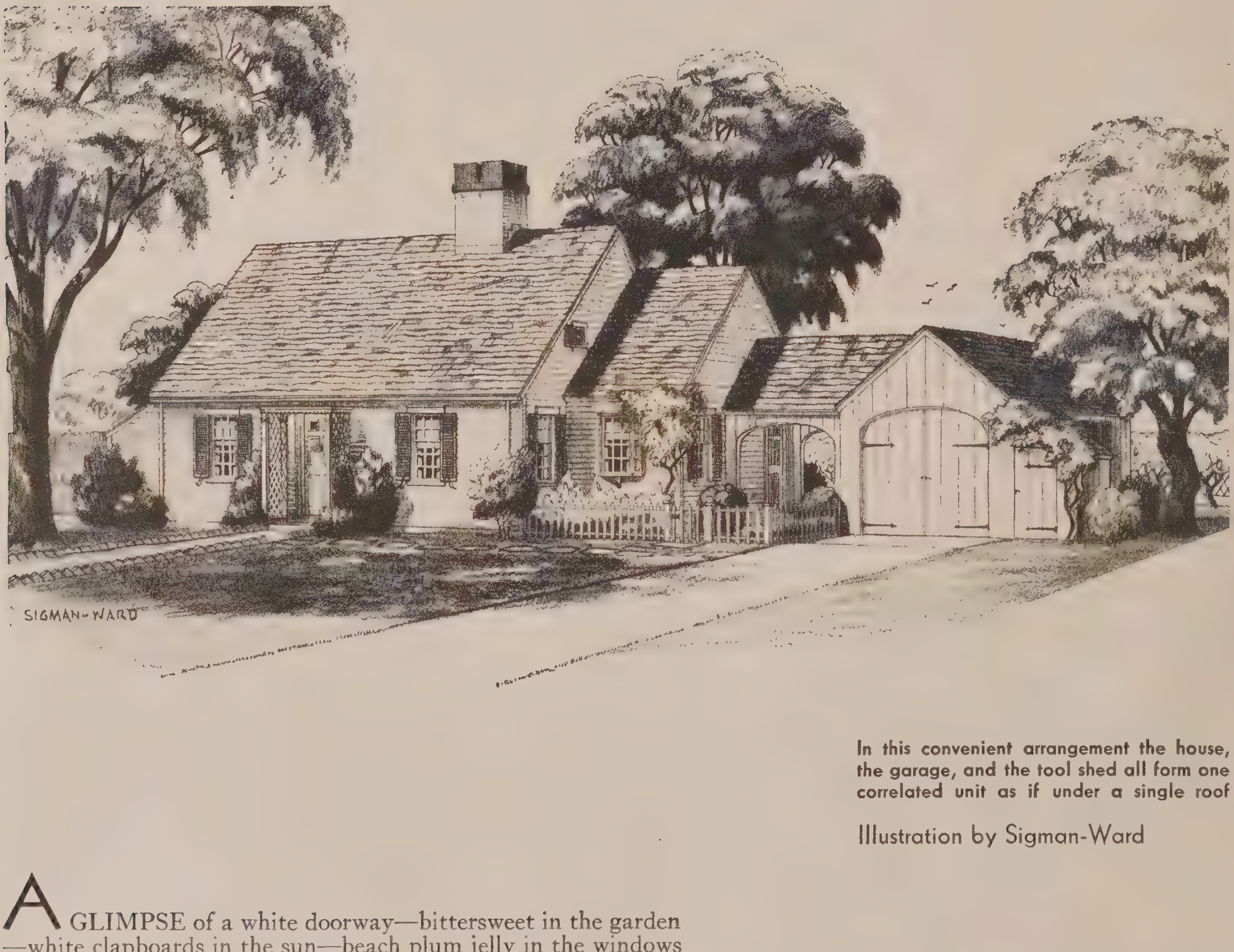
So very neat and fetching from the rear you might think it the front

Bildcost Gardened-Home Plan No. 806

A Little Home FOR THREE OR FOUR

For small families, for young or elderly couples—a low-cost, inexpensive-to-maintain Bildcost Gardened Home. Materials List for Bildcost Home No. 807 gives cost estimating details

Designed by Architect Royal Barry Wills, Boston


SIGMAN-WARD

In this convenient arrangement the house, the garage, and the tool shed all form one correlated unit as if under a single roof

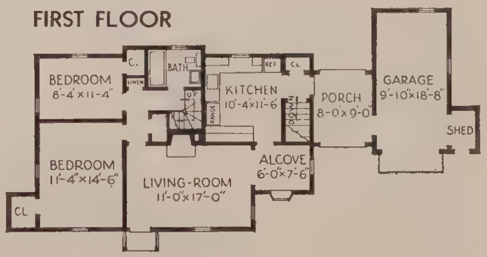
Illustration by Sigman-Ward

A GLIMPSE of a white doorway—bittersweet in the garden—white clapboards in the sun—beach plum jelly in the windows—and over it all the salty tang of the sea! Such is Cape Cod—that long, crooked arm of sand stretching from the canal on one end to the Provincetown art colonies on the other.

Lining the quiet, shady streets of the villages are many houses as unpretentious as they are livable. Simple, serene, and honestly built, they're as compact as a ship's cabin, but many times more comfortable. Critics may poke fun at rambler roses, picket fences, and elms, but such things *are* Cape Cod. This explains the fascination of the Cape and the intimate white cottages that go with it.

The charm of the houses themselves seems to lie less in their architectural quality than in their almost perfect scale. Even a casual glance will show their adequacy for human needs. Just enough, but not a bit too much, is the answer to their pleasantly

FIRST FLOOR


BEDROOM
8'-4'×11-4"
CL
LINEN
BATH
UP
RANGE
KITCHEN
10'-4'×11'-6
REF
CL
DOWN
PORCH
8-0'×9'-0"
GARAGE
9'-10"×18'-8"
SHED
BEDROOM
11'-4"×14'-6"
CL
LIVING-ROOM
11'-0"×17'-0"
ALCOVE
6'-0"×7'-6"

satisfied look. Windows are generally snugly fitted under the eaves, chimneys are fat and high, not sawed off as many home-builders of today would have them.

This little house is in the best Cape Cod manner, even to its latticed entrance—perhaps an addition of the mid-McKinley period, but quite in keeping as to size and scale. The roof has the true low pitch of a Cape Cod house, and the chimney is in the four-square brick-pot style typical of the South Shore and Cape houses.

THE dining-alcove bay window probably was never found in a really old house, but there are many of them in the Cape today, filled with amber and ruby-red glass. With the exception of the garage, which is finished with flush boards, the exterior of this house is clapboarded. Note the small windows on the gable ends, for they're quite typical.

The living-room is finished in honey-colored pine sheathing, and the dining alcove has a dado of pine and hand-blocked wallpaper above. The kitchen is thoroly modern.

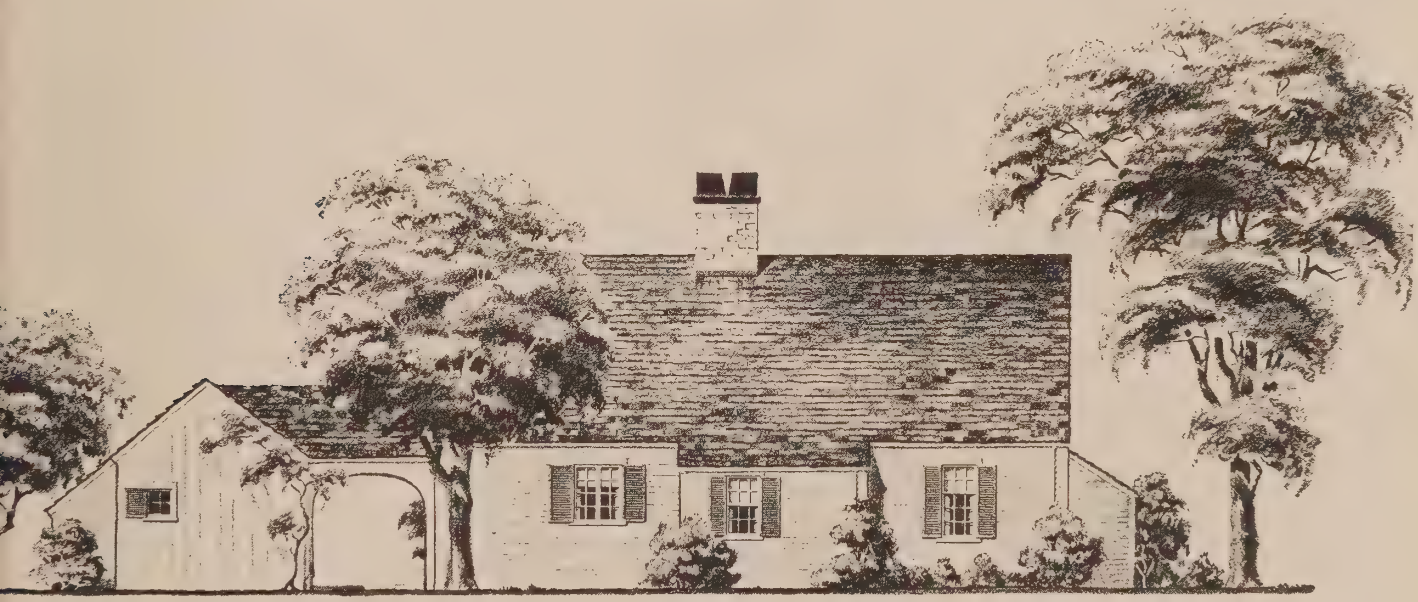
BEDROOMS are well separated from the living quarters and the bathroom is easily accessible from the second-floor bedroom. The bedrooms are papered with colonial papers and the woodwork is painted. The floors in the house are painted and spattered.

There was some question about the possibility of eliminating the basement, but it was finally decided to put in a partial one, and to make an alternate plan which eliminates it entirely. In some parts of the country, houses with no basements are quite the rule, whereas in northern sections most everyone seems to want a basement.

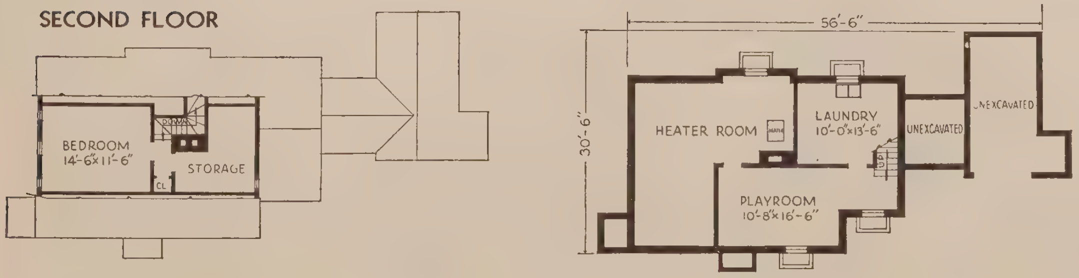
IN this house, when no basement is used, the kitchen is rearranged and a heater room installed off it. Laundry equipment goes where the basement stairs are.

Since this house is designed for minimum cost, no space is wasted in entrance halls and so on. The dining alcove, tho of space-saving size, is adequate. The plan is simple and direct.

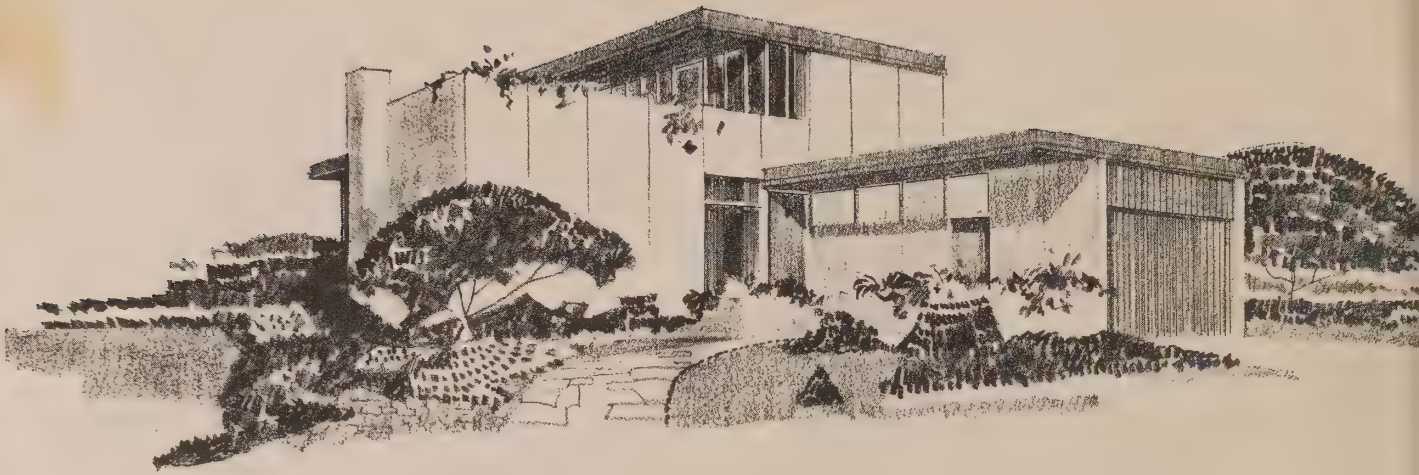
We roughly estimate the cost of this house, without a basement, at $4,000 or $4,500, and at around $5,000 with a complete basement. *Don't take those estimates literally.* Costs vary sharply with communities and sections, and the estimate may be too high for some, too low for others.



The sheltered, yet breezy, porch between house and garage may look upon a garden



Bildcost Gardened-Home Plan No. 807



Modern

RIDES OUT OF THE WEST

Frank Lloyd Wright's most significant pupil, a master in the rising West-Coast school of Moderns, tailors a Bildcost Gardened Home for an age of new ideas, new materials, new forms

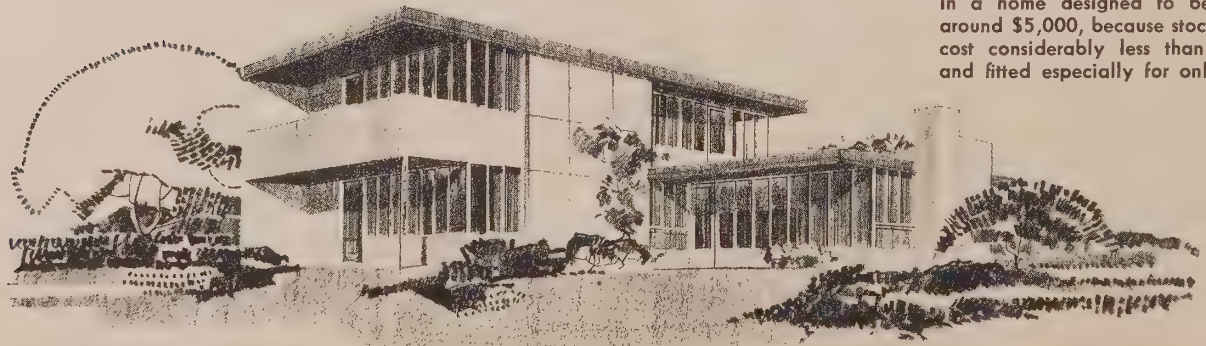
WE PRESENT, in Architect Richard J. Neutra, designer of this house, one of the few real leaders in the planning of "functional" homes.

Neutra's background is rich. He worked under Frank Lloyd Wright on the Imperial Hotel in Tokyo, which withstood the great 1923 earthquake that tumbled other modern buildings into the streets. He and Eric Mendelsohn designed the Berliner Tageblatt Building, one of the leading functional industrial plants of the day. Together they received first award in an international competition for the layout of a business center in Haifa, the Palestine seaport. Today you find him working furiously in Los Angeles. In the last 20 years he's designed prefabricated houses, meat markets, and schools; railway stations, apartment buildings, and ultra-ultra houses for Hollywood movie moguls. He's even designed all-metal highway Pullmans.

We asked Neutra to tailor our first Modern house in the Bildcost series because his style isn't "arty," isn't a striving for shocking top layers. Rather, it's the result of using the new materials of construction and of designing a house around the way we live today. All traditional styles of architecture evolve out of such things. For example:

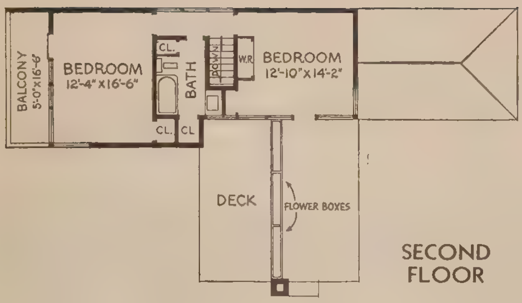
In Elizabethan England and Norman France heavy timbers could be had for chopping down oak trees. The "half" timbering common to this period grew out of that fact. It was easier to fill in the spaces

The house is unusual in that it's composed largely of window walls but built of stock materials. This is vital in a home designed to be built for around $5,000, because stock materials cost considerably less than those cut and fitted especially for only one job



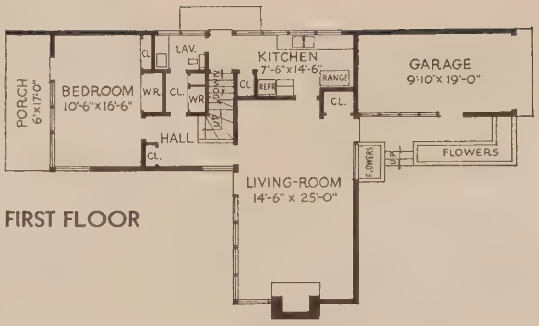
ILLUSTRATIONS BY K. L. HAYNES

Bildcost Gardened-Home Plan No. 809



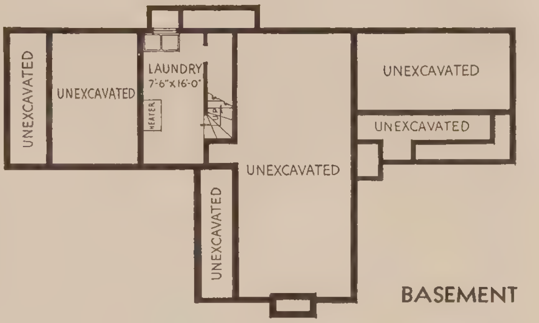
SECOND FLOOR

BALCONY 5'-0"x16'-6"
BEDROOM 12'-4"x16'-6"
CL.
BATH
DOWN
W.R.
BEDROOM 12'-10"x14'-2"
CL.
CL
DECK
FLOWER BOXES



FIRST FLOOR

PORCH 6'x17'-0"
BEDROOM 10'-6"x16'-6"
CL
W.R.
CL.
WR
LAV.
DOWN
UP
HALL
CL.
KITCHEN 7'-6"x14'-6"
CL
REFR
RANGE
CL.
GARAGE 9'-10"x 19'-0"
FLOWERS
UP
FLOWERS
LIVING-ROOM 14'-6" x 25'-0"



BASEMENT

UNEXCAVATED
UNEXCAVATED
LAUNDRY 7'-6"x16'-0"
HEATER
UNEXCAVATED
UNEXCAVATED
UNEXCAVATED
UNEXCAVATED

between framing timbers with stone and plaster than to saw oak into boards.

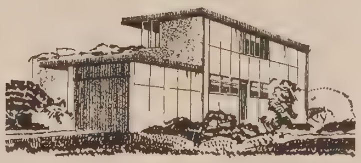
Houses of Mediterranean countries are commonly of masonry or stucco because stone, brick-clay, and lime are relatively cheap, often much cheaper than local woods. But lime stucco erodes in the torrential rains of the region; it was found wise to shelter the walls with wide overhanging eaves. This also shaded upper-story windows in a region where shade is essential.

Hence these characteristic styles. Building materials and the mode of living developed them. And so are they developing the Modern style of Neutra and his collaborators.

Neutra's three-bedroom Bildcost design is thorogoing functionalism. Overhanging roof and deck areas protect the interior from the sun's glare. The house is chock full of labor-saving devices. Flower boxes, roof decks, the ironing board—these are all cleverly built into the whole design. Room lights are built in flush with the ceilings. Even the built-in milk receptacle opens conveniently into the kitchen.

Even tho you're tucked in and fed cod-liver oil by a forced-draft, air-conditioning plant in the small basement, you live close to the out-of-doors. The walls of glass bring in the ever-changing beauty of Nature. You can go outside from all private rooms without passing thru living quarters. The downstairs bedroom opens out into its own private garden, and you can rise from bed and walk in the still, dewy peace of the early morning. The living quarters open onto a lawn patio.

The dining-room, you'll note, altho separable by a drapery, can be thrown into the living-room space when you entertain guests and need to expand. The dining table collapses and is stored. Don't let the tradition for having a separate dining-room worry you, for in medium-size suburban homes the specialized dining-room is going down the chute with formal entertaining.



Rear and Right Side View

THE downstairs lavatory—which permits cleaning up before you carry dirt any farther into the house after gardening—can be prepared with rough plumbing for a future extension into a full bathroom.

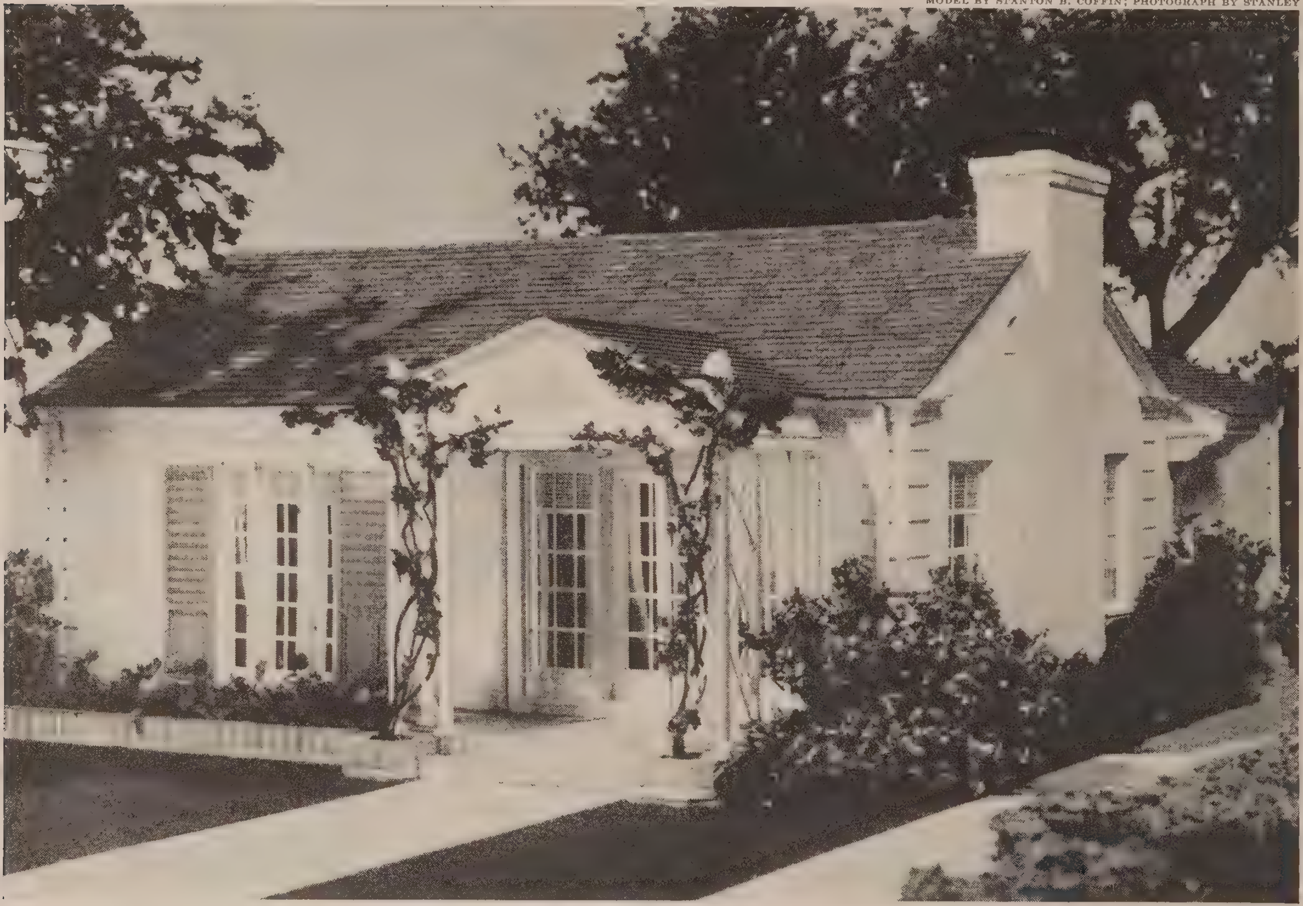
The whole house is built of stock materials—standard-dimension lumber, standard steel sash, sheet-metal exterior trim, and either wood planking or one of the new weatherproof insulation panels for the exterior facing. This is vital because stock materials cost considerably less than those cut on the job.

All in all, it's a corking good minimum-cost home for a family of four or five.

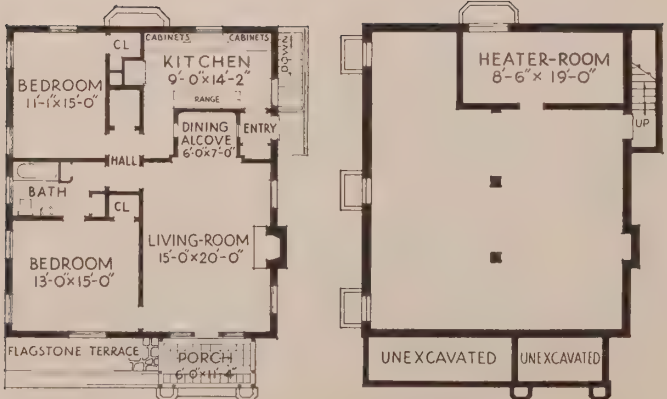
Bildcost Gardened-Home Plan No. 809

Concrete Example of a Dream House

MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY



Almost too good to be true is this petite package of comfort and beauty, designed by Architects Atlee B. and Robert M. Ayres, of San Antonio, Texas. As concrete in convenience as in material, it nestles nicely on a 50-foot lot, and is easily built into a roominess that belies its pocket-size appearance and cost


CL
CABINETS
CABINETS
DOWN
BEDROOM
11'-1"x15'-0"
KITCHEN
9'-0"x14'-2"
RANGE
DINING
ALCOVE
6'-0"x7'-0"
ENTRY
HALL
BATH
CL
LIVING-ROOM
15'-0"x20'-0"
BEDROOM
13'-0"x15'-0"
FLAGSTONE TERRACE
PORCH
6'-0"x11'-4"
HEATER-ROOM
8'-6"x 19'-0"
UP
UNEXCAVATED
UNEXCAVATED

FIRST FLOOR

BASEMENT

Bildcost Gardened-Home Plan No. 810

POSSIBLY there's one home-builder in a thousand who doesn't want modern step-saving convenience and intimate comfort built into every room and passageway of a house.

This house isn't for that person. This house is for the other 999 homemakers and their husbands—who must have a lot for their money, who refuse to walk ten feet when five would do, and who insist that beauty and utility get together on intimate terms.

They know, these 999, what they want; and they're going to be satisfied only when they get it. Multiples of these typical home-hungry, moderate-income 999 have told *Better Homes & Gardens* what they demand. We believe this little home of concrete will fit the picture in their dream books.

If you're one among them—listen! You've asked for a house where stock materials were used in every feasible spot—to save money while insuring both good looks and practicability. This house employs them!

You've asked, for instance, for a maximum of light and ventilation and for compact yet attractive features. This house employs them!

YOU'VE asked for inexpensive but durable construction with a low maintenance cost. This house, built of fireproof, long-lived concrete, has it!

You've asked for an attractive exterior with individuality without faddishness. This house has it!

Glance again at the floor plans, and particularly notice the design of the kitchen and the adjoining dining alcove.

The latter is served directly from the kitchen, yet is not a part of it. It's a part of the living-room itself, so that its space adds greatly both to the appearance and size of the living-room.

If you've had to live in rented houses, you remember how you've sworn by all that is mortal and immortal that *your* home, when it's built, would have a bathroom not only so well arranged that you'd no longer have to be a contortionist to shave, or powder your nose, but also so well placed in relation to bedrooms, living-room and kitchen that the most sedate visitor, the biggest party, or the most unexpected guests could not make one particle of difference in that part of the home's smooth routine in which the bathroom was involved.

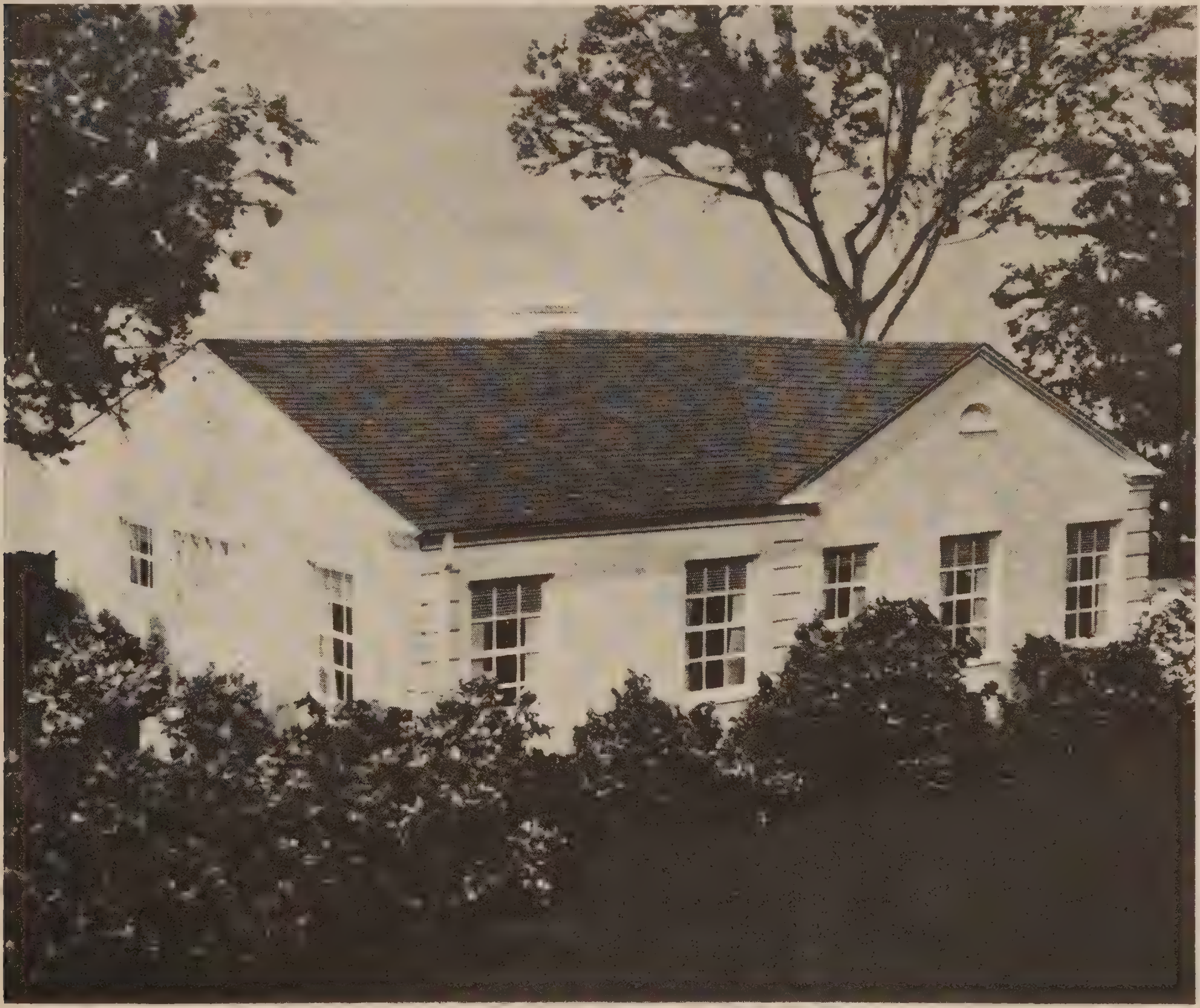
THIS Bildcost home boasts a bathroom within arm's reach of both bedrooms, yet that's almost directly accessible from the living-room, and so cleverly placed on the route from kitchen to front door that the stopover for curl-straightening when the doorbell rings requires hardly more than a change of pace. A clever plan.

The basement, too, is the kind so many of you have asked for—just big enough, in tune with these compact-heating-plant times, and with even the approaches cut to sensible and economical size.

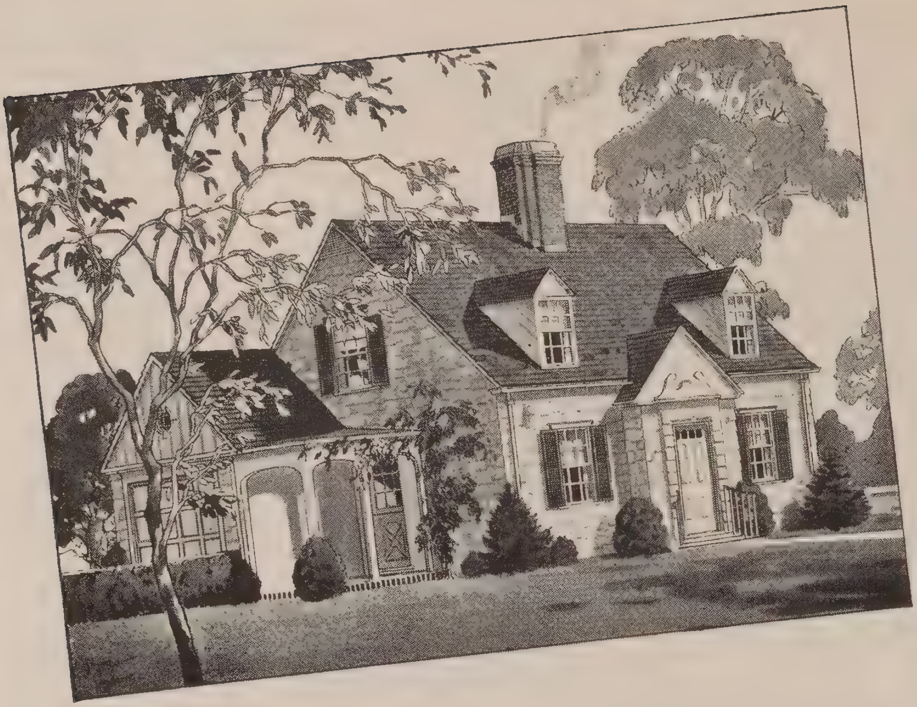
EXTERIOR walls are built of hollow concrete blocks, a type of construction that has proved its worth for a number of years in buildings of larger size and is fast becoming popular in home building. The floor construction likewise is of precast concrete joists with a light concrete slab, all of which is insurance against dampness, insects, and deterioration of all kinds.

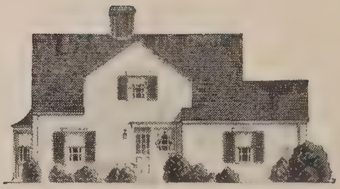
The delicately designed entrance portico flanked by the hedge-bordered terrace, the quoined corners, and the fine scale of the window and door openings all combine to add the freshness and sparkle so often missing in homes of this modest size.

Just as delightful from the rear, this little home is designed for step-saving convenience thruout



Bildcost Gardened-Home Plan No. 810





Rear View

This beautiful, charming small home, as worked out by the Bildcost plan, has the refinements of a big home, yet you can build it for a small price

A Little Home to

By Stratton O. Hammon, ARCHITECT

ROMANCE and charm are elusive and hard to catch, and, strange to say, simplicity, which does most toward incorporating these elements in a home, is shunned as a small boy shuns a bath. The fact that a home is small does not keep it from being beautiful; on the contrary, it is more likely to be attractive because it is quaint.

Entrance hall, large living-room, recreation room, log fireplace, paneled walls, bay windows, attached garage, and numerous little things make a home really a place of joy in which to live. Why accept less when it is only a matter of a little study and thought to achieve them?

You see at once that the early Connecticut home illustrated contains these refinements, yet it is very small and can be built for about $5,000, how much exactly depending upon the locality and the person building it.

The exterior walls may be covered with white wood shingles, clapboards, or siding. To add contrast to the materials used, the entrance gable has been stuccoed, which serves also to accentuate the entrance frontispiece. For the same reasons the walls under the porch have been stuccoed and the gable of the garage wing sheathed in moulded-joint vertical boarding. The weathered-brown shingle roof is broken by the smooth side dormers and the brick chimney painted white with a black band at the top.

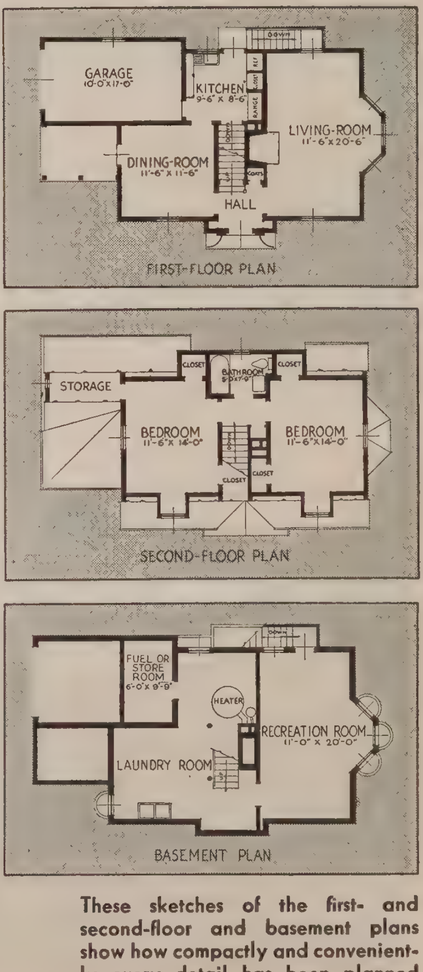
INSIDE the classic front entrance is a hall that boasts a coat closet and two smaller closets, which may be used for umbrellas, hats, games, or as bookcases. The stair is directly ahead, and the dining-room and living-room openings are to the left and right.

The living-room is well lighted with two windows and a bay. Following the custom of the early Connecticut builders, the fireplace wall is paneled in random-width white pine boarding with moulded joints, with the three outside walls plastered. The floor is of wide oak boarding, and the ceiling is beamed in oak.

A large fireplace, built to accommodate three-foot logs, is placed on the interior wall of the living-room where one sitting before it will receive light over the shoulders.

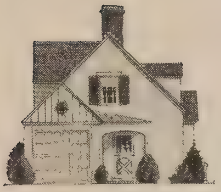
This location of the chimney also makes it possible to place the heating plant in a central position and to vent the hood over the kitchen range. It is well known that flues arising in the interior of a home keep warm and therefore draw very well.

The dining-room also has a beamed ceiling, and there is a Dutch door that


GARAGE
10'-0"x17'-0"
KITCHEN
9'-6" x 8'-6"
REF
CLOSET
RANGE
DOWN
LIVING-ROOM
11'-6"x20'-6"
DINING-ROOM
11'-6" x 11'-6"
COATS
HALL
FIRST-FLOOR PLAN
CLOSET
BATHROOM
5'-0"x7'-0"
CLOSET
STORAGE
BEDROOM
11'-6"x 14'-0"
BEDROOM
11'-6"x14'-0"
CLOSET
CLOSET
SECOND-FLOOR PLAN
DOWN
FUEL OR
STORE
ROOM
6'-0"x 9'-9"
HEATER
RECREATION ROOM
11'-0" x 20'-0"
LAUNDRY ROOM
BASEMENT PLAN

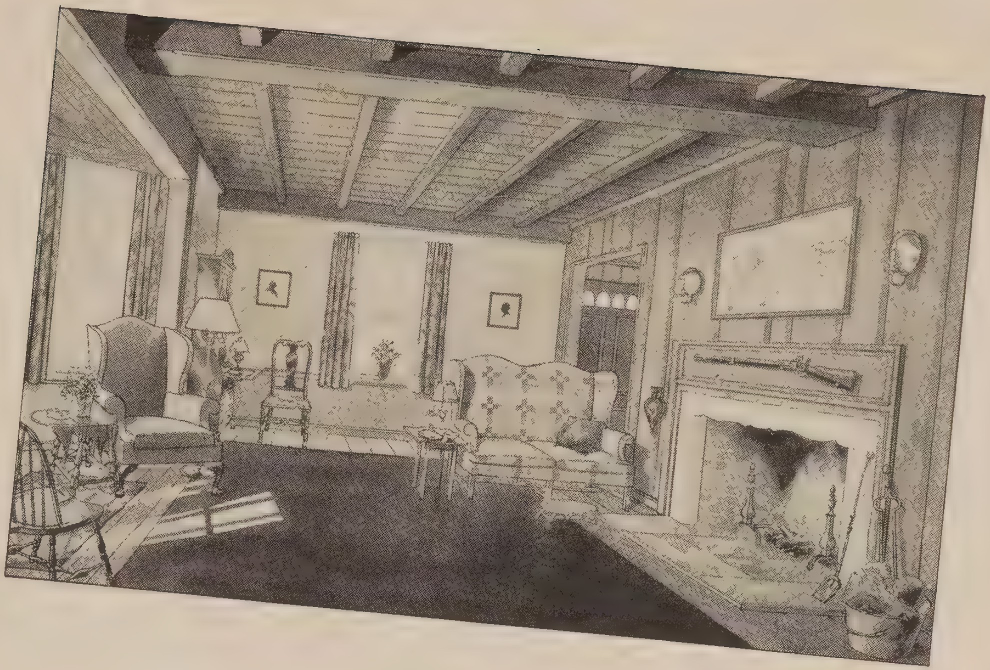
These sketches of the first- and second-floor and basement plans show how compactly and conveniently every detail has been planned

Bildcost Gardened-Home Plan No. 203

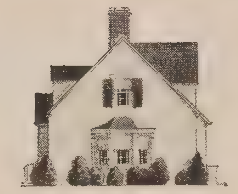


Side View

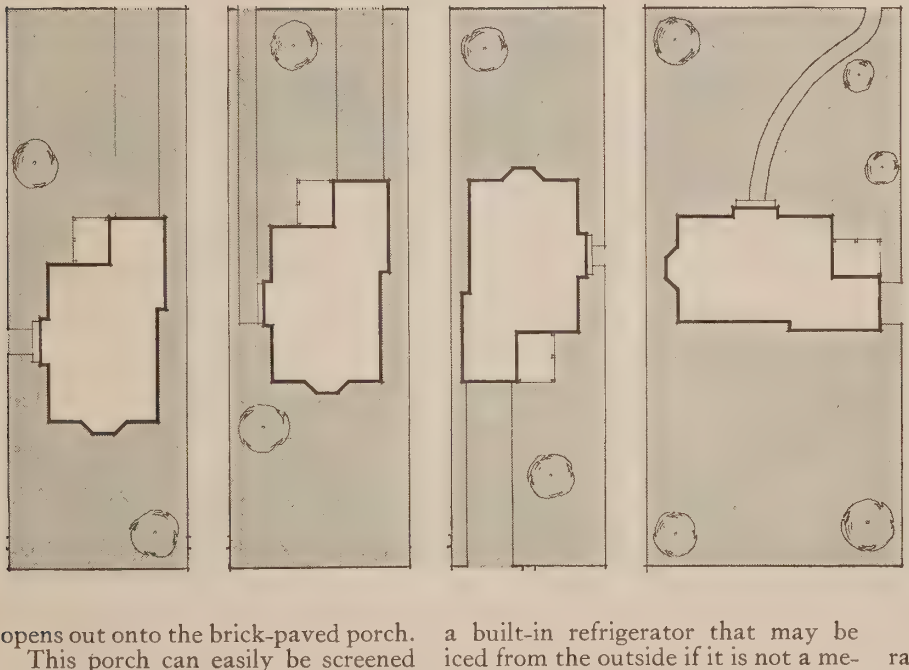
The living-room furnishings shown in the drawing at the right are suggested by Christine Holbrook, the *Better Homes & Gardens* Home-Furnishings Director



Love and Keep



Side View



Left: The home can be placed as shown equally well on an average corner lot or on inside or corner lots as narrow as 35 feet

opens out onto the brick-paved porch.

This porch can easily be screened and used for summer dining.

The kitchen is compact but extremely well arranged. The glass door, with a transom over it, and the large window give plenty of light and air.

THE sink under the window and the six-foot cabinet form an angle that is the most efficient arrangement of this most used kitchen equipment. On the opposite side of the room is a recess for the range, with a vented hood over it, a built-in refrigerator that may be iced from the outside if it is not a mechanical refrigerator, and between these there is a large closet with a supply cabinet extending over all. Besides the dining-room and exterior doors, there is a door to the basement and one into the garage.

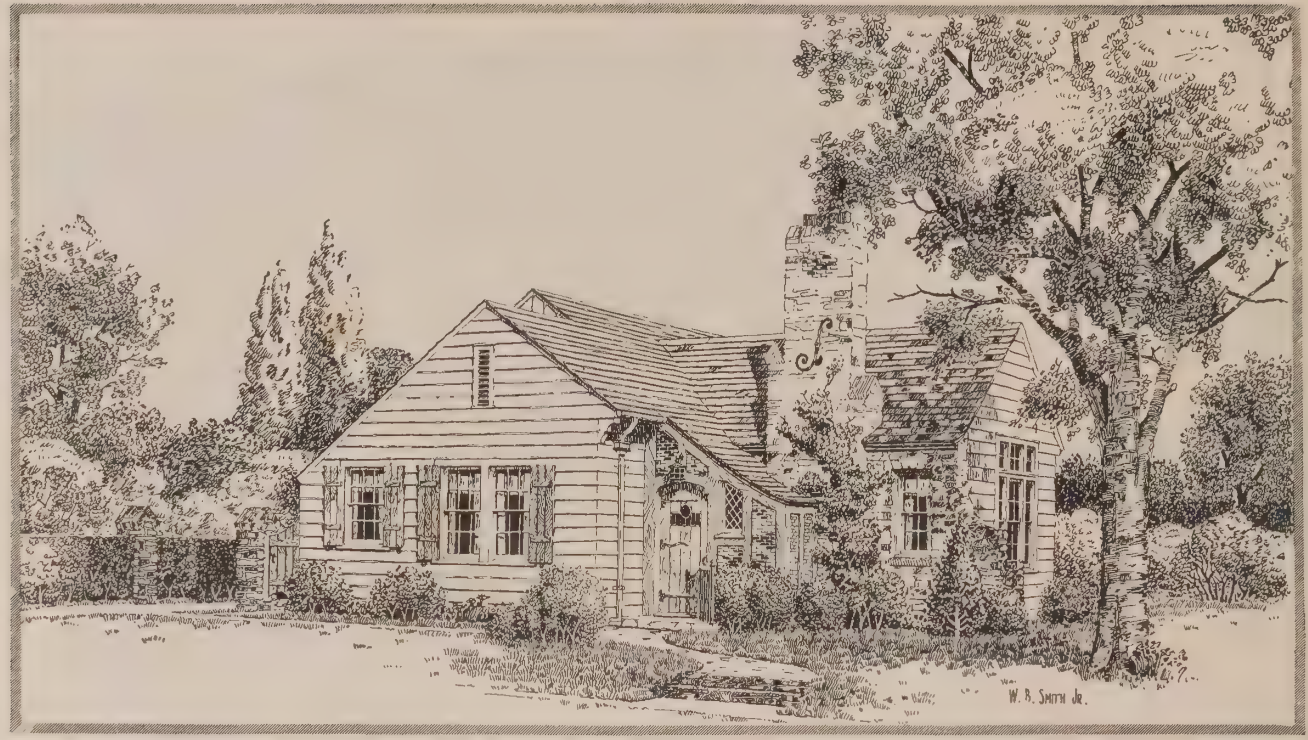
ASCENDING to the second floor to the small hall, which has a linen closet, one may enter either bedroom. Both have cross-ventilation, two closets, and a dressing table in the dormers. There is a door from the left room into the storage space over the garage. The bathroom is convenient, and in it is a recessed tub with a shower.

Proper precaution has been taken to insure comfort in the second-floor rooms even in the hottest climate. Besides the shingle roof, which is a good insulator, and the air space under it, there are two thicknesses of insulation: one over the rafters and one used as a plaster base. Louvres in each gable and a vent in the chimney remove all fear of heat.

Because of the position of the garage this home lends itself especially well to a corner lot. The drive, coming directly into the side of the house, leaves the front and rear yards free for planting.

An additional unique feature of this home is its adaptability of arrangement and setting for various lots. It would locate well in a broadside position on a 50-foot side corner lot, as shown, or it could be placed to advantage on an inside or corner lot as narrow as 35 feet wide.

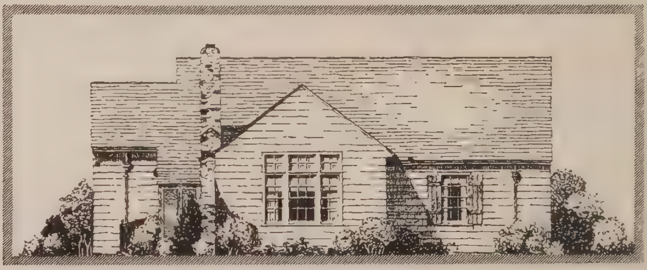
Bildcost Gardened-Home Plan No. 203



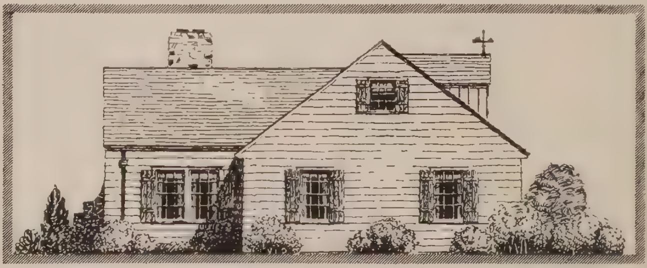
The brick and half-timbered entrance blends well into the house, focusing attention on the main doorway and giving it a most inviting aspect. The low-sweeping rooflines seem to make the home grow out of the ground

A Home of Dreams Comes True

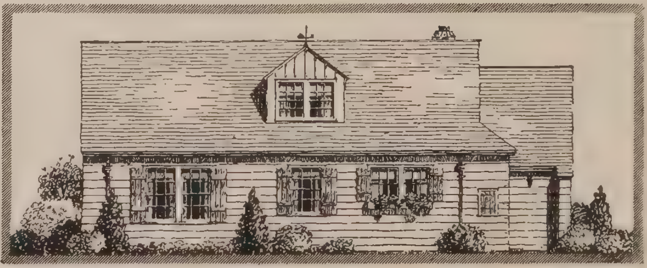
THIS beautiful little Bildcost Gardened Home successfully combines the appeal and low cost of the small home with the comforts and the accommodations of the larger home.



Note in the sides and rear views above and below how the sense of shelter is obtained by making the roof areas dominate the well-proportioned sidewalls



The exterior walls may be faced with either broad, beveled wood siding or with stained-wood shingles with equally effective results. Wood siding is used here



Bildcost Gardened-Home Plan No. 204

By Willard B. Smith, Jr., ARCHITECT

WE PRESENT on these pages a small home which blends perfectly the essential elements of a fine design; it has beauty of line, a well-balanced use of exterior materials, and a sound and practical interior arrangement.

One is struck immediately with its air of domesticity and the promise of comfortable living inside. There is no straining for picturesque effects, yet the whole scheme is most original and attractive; in other words, this design is the ideal conception of a perfect home for most of us and is the result of an intelligent and artistic use of materials, which adds the final touch that makes a house a home.

The low-sweeping rooflines seem to make the home grow out of the ground. The skill with which all the lines are placed creates this impression, as your eye, in passing over them, is brought down to the ground—a natural ending place—at nearly every point. The sense of shelter that is every home's main purpose is obtained by making the roof areas large and steep enough to dominate the low, well-proportioned sidewalls.

The brick and half-timbered entrance blends well into the house, focusing attention on the main doorway, and giving it a most inviting aspect.

IN DIRECT contrast is the rough fieldstone-fireplace chimney extending to the end of the living-room wing and ending with a graceful curve, making it appear a part of the design instead of an afterthought. On the opposite side a rough-hewn wood fence is an interesting detail and serves the purpose of screening the well-placed service door from the living-room.

The exterior walls may be faced with either broad, beveled wood siding or with stained-wood shingles with equally effective results. A careful study of the rear and side views will reveal how well the home appears from every angle. The large-transomed living-room window adds great interest to the gable in which it is placed, and the use of rough-timbered blinds gives excellent and unusual character to the other side.

FOR the roof a wide variety of shingles is available and appropriate. Wooden ones, stained, preferably, in a range of shades of one color would be excellent, and heavy composition, asbestos, or slate would be equally attractive. Whatever the material used, the splendid lines of the roof's design would bring out the best of its qualities.

In its general arrangement the plan follows a very practical scheme, one which allows the very best utilization of the whole building site. The service portion of the home is accessible on one side, near the front, instead of at the rear, as is so often the case; and this is done at no sacrifice of sightliness or convenience of interior arrangement.

THUS the space behind the home is left available for the development of a garden, and a driveway straight thru to a detached or semi-attached garage is possible.

The good qualities of the exterior are present in every part of the floor-plan. A complete living unit on one floor is laid out in an unusual but practical way. The rooms in general are laid out so that direct communication can be had between the different parts, enabling the homemaker to cut her steps to a minimum.

The living-room is as large as you have always wanted it, with high windows in the end and the ceiling vaulted with heavy exposed rafters spaced wide apart, keeping the height in good proportion to the ample size of the room.

THE wood-paneled fireplace and recessed seat furnish an extremely interesting detail. A vestibule with a large coat closet removes it from direct contact with the outside, doing away with cold drafts and unnecessary cleaning.

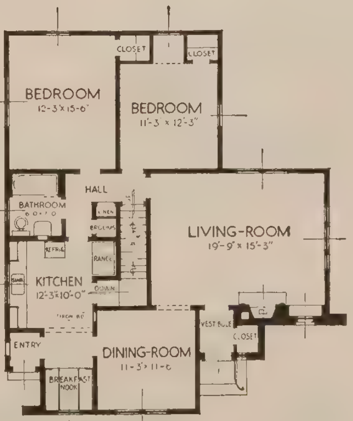
The dining-room is not large but will amply take care of six. It will probably be used only occasionally, for the inviting breakfast nook, with its cheerful outlook toward the front, will be the more practicable place for most all the family's informal meals.

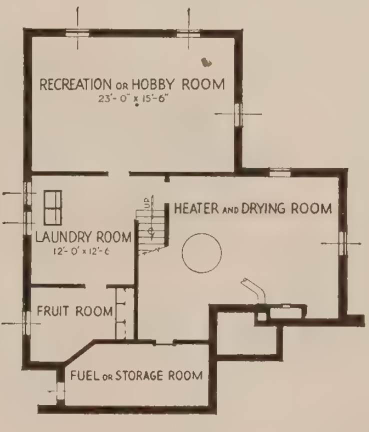
The kitchen has been provided with every convenience and efficiently laid out to make the duties in it a pleasure. It is but a step from this room to any room in the home, and it has the added convenience of a well-placed service door.

THE sleeping quarters are completely separated from the living quarters to provide the maximum in privacy. Both bedrooms are large and cross-ventilated, with no crowding of furniture.

The basement has the usual fruit cellar, laundry, and heating room and the added feature of a large room under the rear bedrooms for use as a hobby or recreation room.

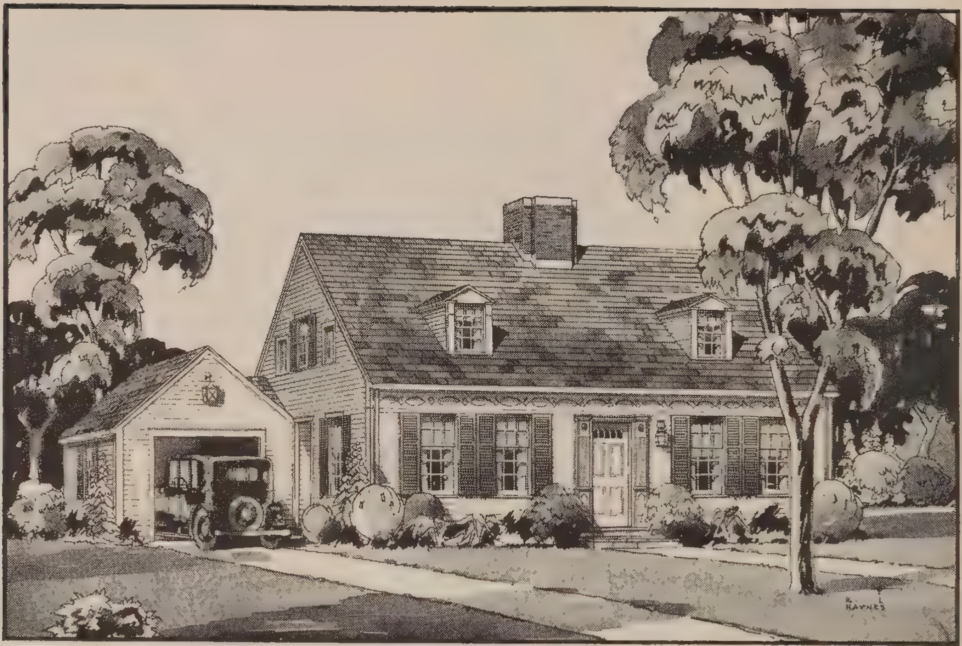
Seldom is a home so attractively and conveniently arranged as this. The living-room is large with high windows in the end and the ceiling vaulted, keeping the height in good proportion to the size of the room. The wood-paneled fireplace and recessed seat furnish an interesting detail. The dining-room is not large but will amply take care of six. The rooms in general are laid out so that there is direct communication between the different parts of the home, cutting steps to a minimum





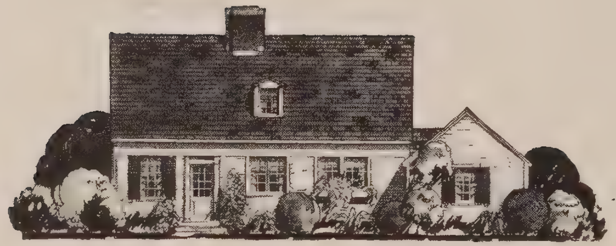
Basement Plan

Bildcost Gardened-Home Plan No. 204

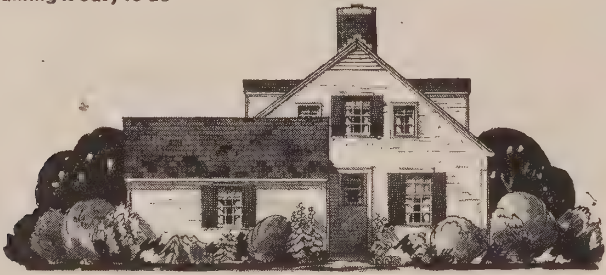


A Small Home for Spacious

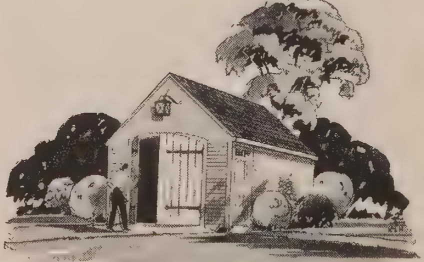
By Theodore Whitehead Davis, ARCHITECT



The rear of the house is similar to and quite as attractive as the front. The planting is easy to do



The side, either with or without the attached garage, is well balanced and most interesting



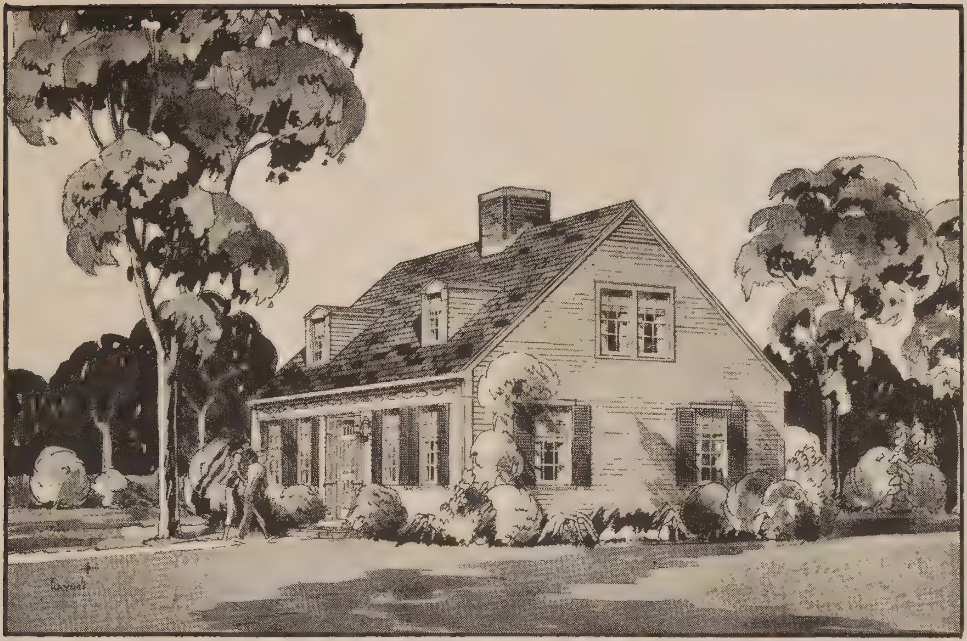
If the detached garage is preferred the design at right will harmonize with the cottage

Bildcost Gardened-Home Plan No. 207

THERE is something so pleasant about the low rooflines and general proportions of this Cape Cod gardened cottage that it requires only the simplest planting, as indicated by the garden-department editor of *Better Homes & Gardens*, to make it appear completely at home in almost any landscape in America, whether that of the scrubby, flat seacoast where the type originated or one of lofty trees and rolling country.

The cottage can be built in city and town just as readily, for it requires only a 50-foot lot if it is placed with the ridge parallel to the street, or even a 40-foot lot if it is placed with its gable end to the street.

THE doorway is one of the most arresting features of the exterior. It is ornamented with pilasters, fluted above their high base and capped with a rosette. The door itself is paneled and ornamented with a row of tiny circle-headed lights. Should you mount a brass knocker upon it and light your way to it at night with a ship's lantern, you will do much to



The view from the rear foreground shows the simplicity and balance of the exterior design

Living

capture the full picturesque possibilities of the home.

Narrow white clapboards are suggested for the walls, but wide ones may be used on the gable ends to give variety to the wall texture. Shingles, either stained or white, may be used in the same manner as the clapboards. If you desire an antique effect you may use hand-split shingles, the white ones being particularly charming.

For the roof shingles, wood or asbestos of the kind that simulates wood should be used. They should be gray, dark at the eaves, and fading as they near the ridge.

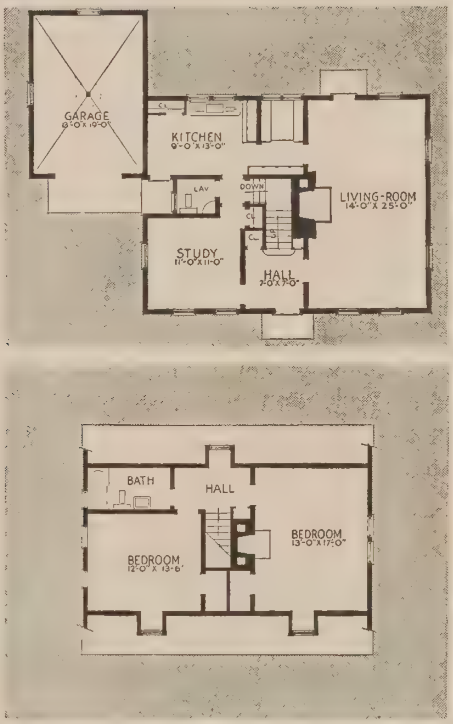
The interesting and sturdily designed chimney is painted white with a black boot top. Because it is inclosed, there is little heat loss. For the same reason, it is easy to make water-tight, and most economical to build, there being no finished brickwork to do below the roof.

THE plan has been so contrived as to achieve large rooms with cross-ventilation in a small area. To conserve space for rooms the halls have been reduced to minimum size. The entrance hall, however, affords space for a coat closet and telephone cabinet. There is an inviting window seat below the dormer in the upstairs hall, and the linen closet has been tucked into the wall by the master's bedroom.

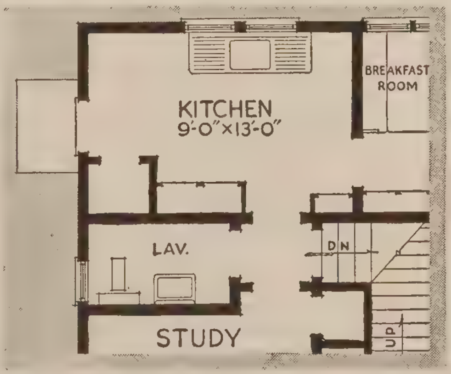
The white-wainscoted living-room, with its windows on three sides, is a cheery place for the family to gather. The simple fireplace, painted white to match the woodwork, makes a focal point about which to group furniture. A door at the rear leads directly from the dining end to the terrace at the back of the house.

The study is an all-purpose room. If you wish, the wall space allowed for bookshelves can be used to accommodate a bedroom suite and the room turned into a guest room with the little lavatory private to it. It can also be used as a breakfast room and its closet fitted with shelves to hold dishes.

The bathroom, lavatory, kitchen, and laundry have been placed in the one corner of the house, so far as possible removed from the living quarters. In this way all water piping has been concentrated and the initial cost, as well as the upkeep, will be very low.



The first-floor arrangement is unusually flexible, providing a study or bedroom by combining the living- and dining-room. The upstairs bedrooms are spacious, because a minimum of area is required for the stairs



Above is shown an alternate arrangement of part of the first-floor plan

Bildcost Gardened-Home Plan No. 207

A Small Home With Big Possibilities

By Elliott Lea, ARCHITECT

THIS house has been so designed and planned that it can grow along with the family whose home it is.

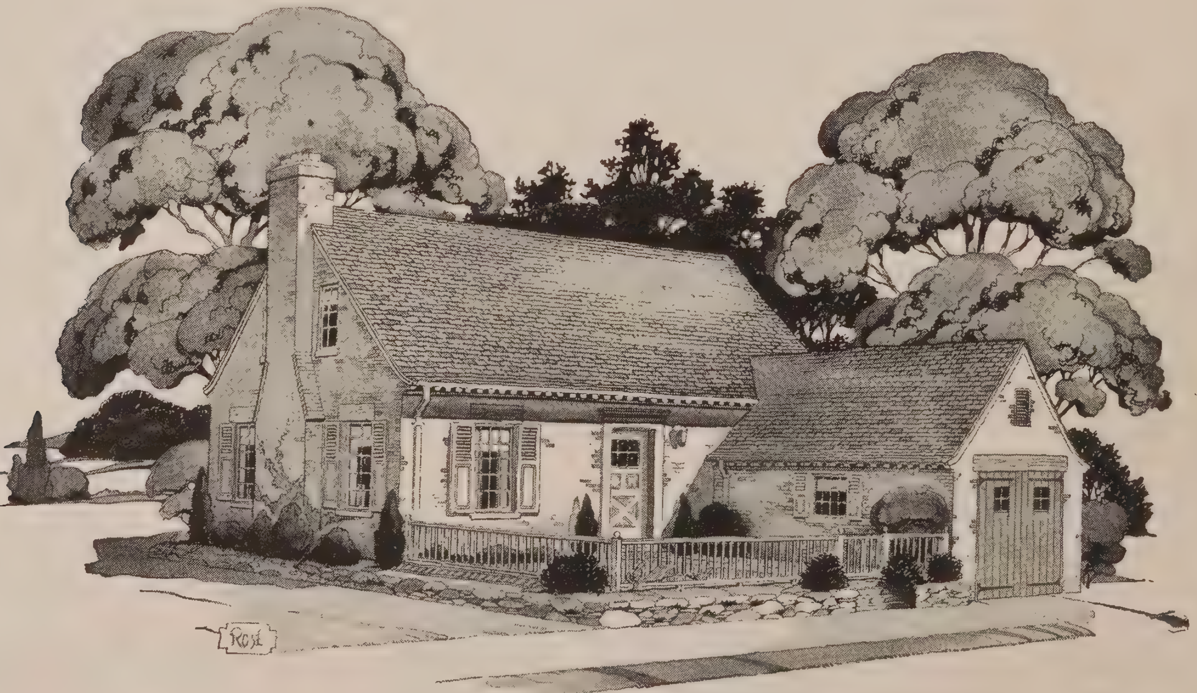
From a small and inexpensive beginning it may in time be converted into a quite commodious but still inexpensive home. Planned for a family of limited means, it is a thoroly economical home, affording its owner the chance to economize not alone in building but in furnishing and upkeep as well. And yet, despite this economy, it offers a definite charm and graciousness all its own.

The exterior presents a simple and satisfying picture. Low and rambling, the home rises from the ground as if it had grown there as a part of its natural surroundings. It would achieve great distinction if built of brick and whitewashed or painted, but if one's taste did not run in this direction, unpainted common brick or rough stone would be equally satisfactory. The roof should be of slate, or wood, or asbestos shingles; green if of slate and a weathered brown if wood or asbestos shingles are used. The terraced front yard, with its flagstone steps and walk and its low picket fence, adds a most distinctive touch to the whole picture and provides at the same time a very practical advantage in creating a sense of privacy. Besides, if there are very young children in the family the fence may act as a mild restraining influence on their tendency to wander too far afield.

The first-floor plan shows the home as it might be in the beginning, with a commodious living-room which has a generous, sunny bay window large enough for dining at one end, a well-lighted kitchen, a bedroom, a bathroom, and an attached garage. These first-floor rooms are all that need be built in the beginning, leaving the space on the second floor for future development, thereby holding down the cost of the home to a low figure.

IN PLANNING the home as much thought has been given to beauty as to utility. First impressions are most important ones, and every effort has been made to make a good one in the entrance hall. This feature is generous in size, and the feeling of space, which exists thruout the home, is heightened by the open stairway leading to the second floor. In design the hall is well balanced and pleasing in form, with walls sheathed with wood paneling and with a floor of wide oak planks. A console table against the stairs, a small mirror on each side of the entrance door, and an interesting rug on the floor would furnish it completely.

The living-room, to the left of the



The stone-terraced yard and low picket fence add distinction and balance to the general architectural scheme

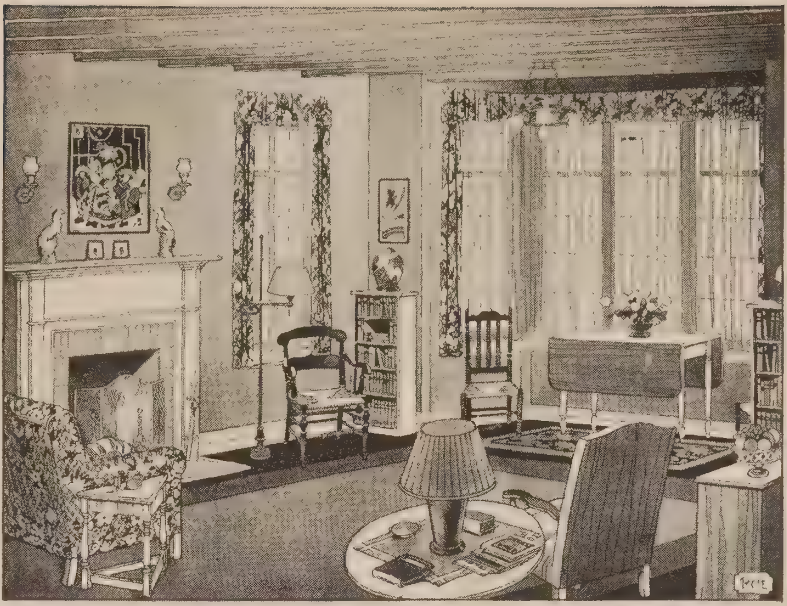
Bildcost Gardened-Home Plan No. 209

hall, should further enhance the effectiveness of the first impression, for here might well be concentrated the owner's greatest efforts in decoration. In this room, as in the hall, we find balance in design, repose, and a sense of spaciousness, brought about in this instance by the wide windows in the front and side walls and the splendid bay window at the back. There would be no complicated questions of furnishings in this room, for it is so arranged that the furniture will fall naturally into three groups—that of the divan and easy chairs before the fireplace, the dining table and chairs in the bay window, and a desk or piano at the other end of the room.

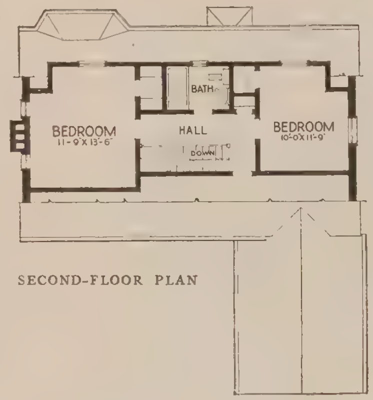
The kitchen needs little explaining. It is bright, spacious, yet small and well enough arranged to make the work which goes on there pleasant and easy. From this room access may be had to all parts of the home: to the basement stairs, the bedroom, the front hall, and the garage. Wherever the homemaker may be in this home she will always be near the front door and can reach it without passing thru any room other than the one in which she happens to be.

THERE is a growing tendency among home-builders to place the garage at or near the front of the home, and this arrangement has been followed here. However, the wing could be used as a second bedroom and the garage placed in a detached position.

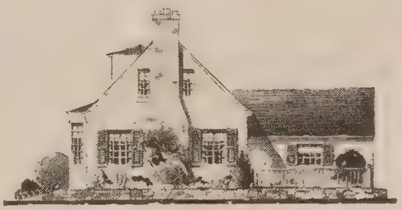
This home would fit nicely on the average 50-foot lot, either interior or corner, and would be especially effective in a locality where the building lines are rather close to the street. Properly gardened it would be equally well located on larger sites, for there are unusual opportunities to plan and carry out a complete and distinctive garden.



Each side of the house is attractive in itself, and the low garage wing is unusually graceful in its relation to the main house

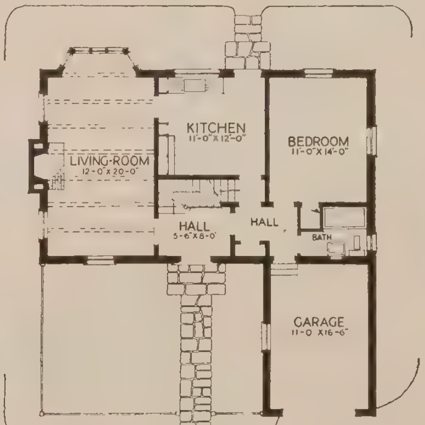


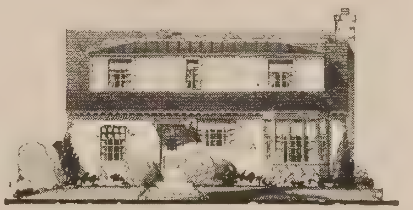
SECOND-FLOOR PLAN



Left-Side View

FIRST-FLOOR PLAN

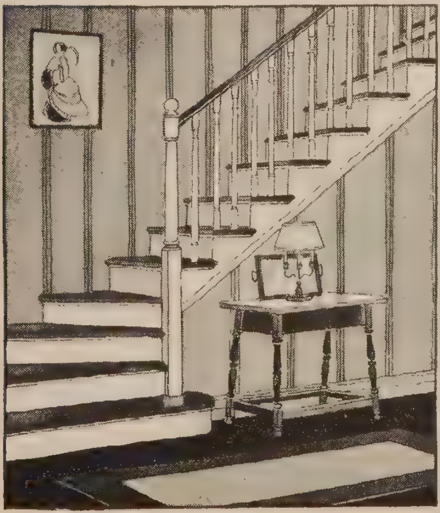


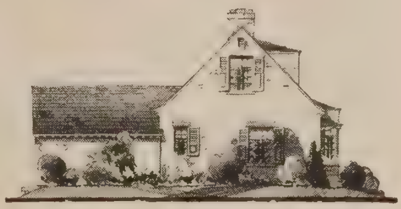


Rear View

The wide bay window at the end of the living-room provides a delightful space for dining and a splendid view of the garden

An open staircase rises directly from the interesting wood-paneled hall, a practical and convenient arrangement due to its central location in the home



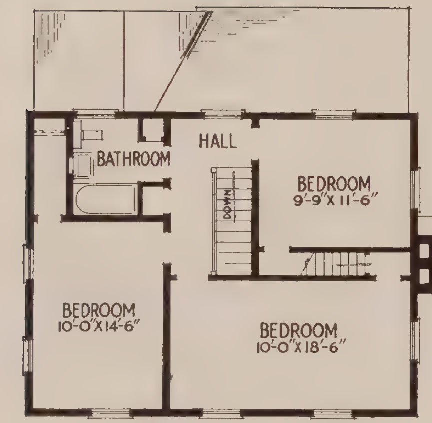


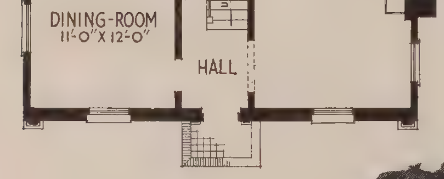
Right-Side View

Bildcost Gardened-Home Plan No. 209

A Home of American Ancestry

By James F. Schindler, ARCHITECT





THE attractive proportions and simplicity of line of this typically American home give it charm and distinction that appeal to most of us. This distinction is achieved in many ways, for while in its general shape it follows the traditional lines of the Colonial period, there are many refreshing details employed in its exterior treatment to make it far removed from the commonplace box-like houses which, for want of a better name, are loosely called Colonial.

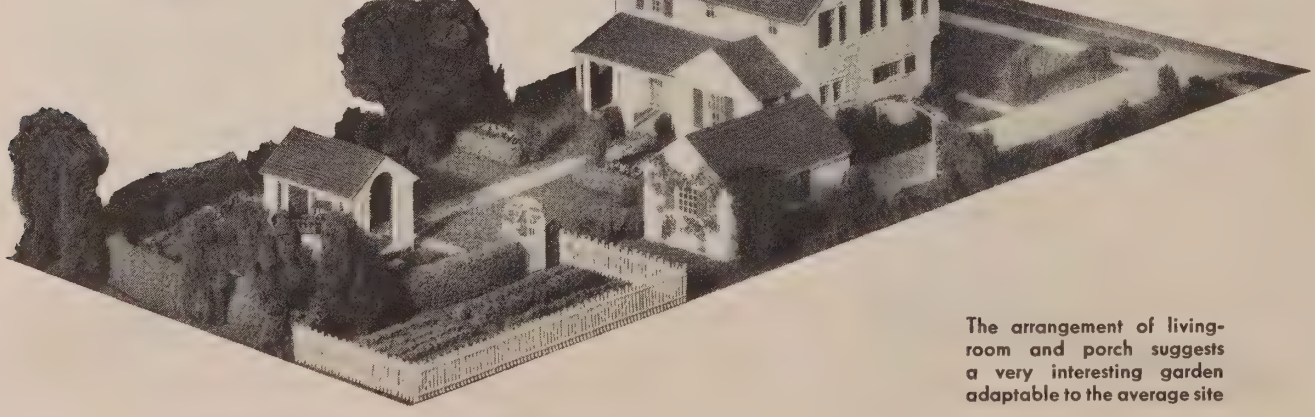
For instance, the facing of the first-story floor walls at the front is of fieldstone, a treatment which provides an interesting variation in texture from the smooth finish of the siding above and adds a feeling of strength and solidity to the design.

THEN you will note that the second story overhangs the first approximately one foot, an arrangement that has the practical advantage of providing additional bedroom space above and, at the same time, sheltering the entrance doorway. It also produces a rich effect thru the shadows cast across the front of the house at the second-floor line.

Again, the rear porch, intersecting as it does the one-story wing at the rear, serves to spread the house at its base, giving a very desirable effect of informality to the whole composition.

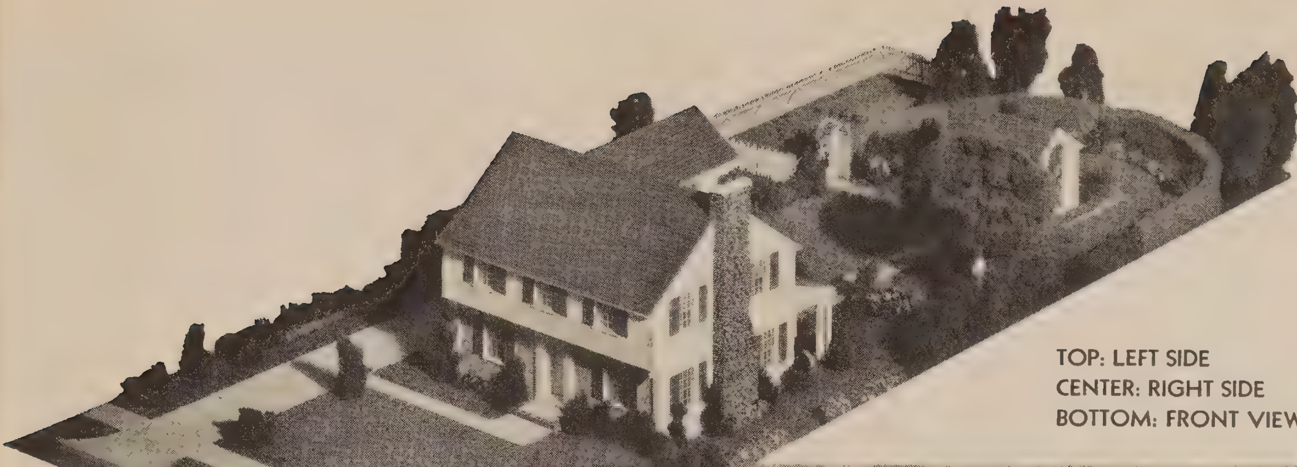
THE exterior colors follow the traditional scheme of white side walls with green roof and shutters. The stonework of the front wall and the brick chimney rising up the left side provide additional color notes.

As to the interior, the various built-in features and the plan arrangement give an atmosphere of a real home,

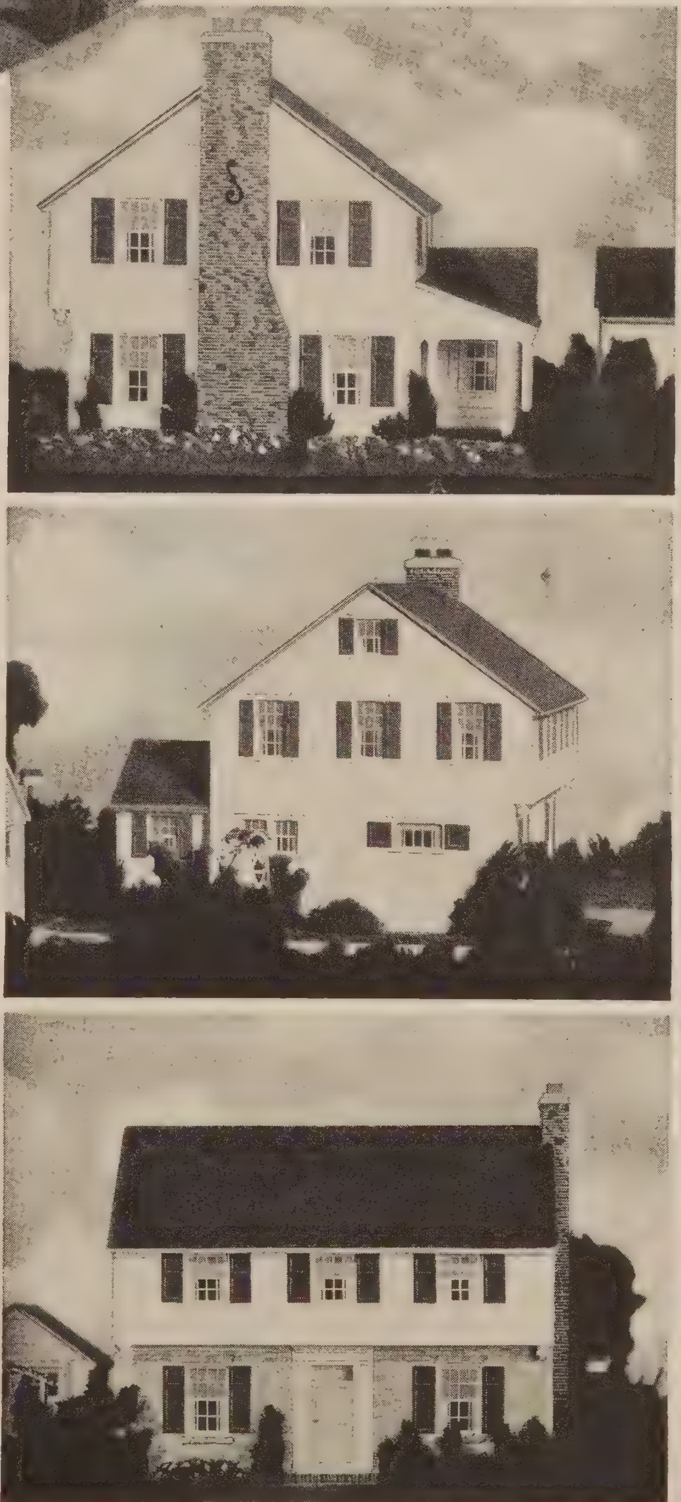


The arrangement of living-room and porch suggests a very interesting garden adaptable to the average site

Bildcost Gardened-Home Plan No. 211



TOP: LEFT SIDE
CENTER: RIGHT SIDE
BOTTOM: FRONT VIEW



Bildcost Gardened-Home Plan No. 211

planned for beauty and comfort—above all, for convenience. True to the Early American period, the white walls of the living-room are covered with paneled and waxed knotty pine.

AGAIN, in the dining-room, the wall-spacing permits a good arrangement of furniture. Here the walls are designed in formal paneling to three feet above the finished floor, which should be decorated in egg-shell-finish enamel, with wallpaper covering the remainder of the walls.

The breakfast room is pleasant and comfortable, having enough room for breakfast table and chairs, instead of the usual benches, and adequate space is provided for the chairs and for convenience in serving. It is difficult sometimes to find space for the built-in ironing board where proper lighting will justify its location, but in this plan the board fits perfectly on the lavatory wall.

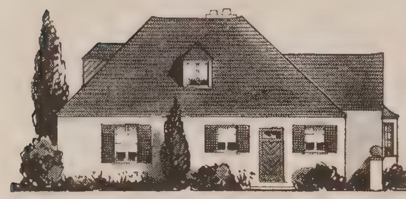
The second-floor plan fits in very well with a home of this type. The rooms are all quite large. The two front bedrooms will accommodate twin beds and a convenient arrangement of a complete bedroom suite besides. Each room has the essential cross-ventilation, and by placing the beds on inside walls protection against drafts is insured. The wood trim in the bedrooms should be enameled white or ivory in a satin finish and the walls papered in Colonial block patterns of appropriate colors.

In the bathroom a large accessory closet is provided for towels, washcloths, and a special storage for medicines.

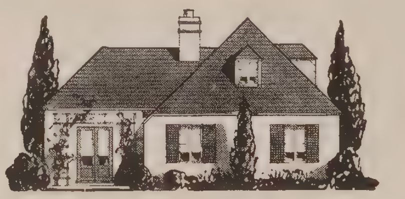
THE garden plan shown for "A Home of American Ancestry" was designed by the garden-department editor of *Better Homes & Gardens*. As will be seen from the illustrations, he has taken advantage of the features of the house by providing a vista from the rear porch down the random flagwalk and thru the summerhouse, at the rear of which a tiny formal pool is located in a semicircular garden. Back of the garage is an area to be used for a playground or for clothes-drying, behind which is a small vegetable garden attractively fenced.

A Model For Any Community

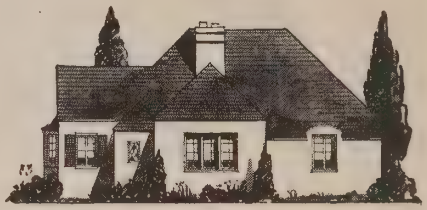
Designed for any section of the United States, for any site—level or hilly—it fits easily on a 50-foot lot



LEFT-SIDE VIEW



REAR VIEW



RIGHT-SIDE VIEW

By Frank Wallis, ARCHITECT

IN SETTING out to design this cottage, two requisites were ever in my thoughts. In the first place the plan must be modern, practical, and economical. Second, the little home must be designed to give it at once the air of individuality and distinction. And with special emphasis laid on these points, the problem has been solved to a marked degree.

One other thing was carefully sought while duly considering persons with moderate incomes: The plan must be so arranged to fit easily on a 50-foot lot, with the service entrance unmistakably separated from the main doorway and with sufficient driveway space. This, as you can see, has been accomplished comfortably without crowding.

For those who prefer to have more individuality in their home, this French cottage will make an excellent change from the English and American Colonial types. Like many of its predecessors, it has walls of stucco and a roof of either wood shingles or slate. Thus, with such a wide range of adaptability, it is ideally suited to any part of our country. The exterior is made graceful by the low eaves, fine proportions generally, and by the manner in which the living- and dining-room wings build up so well with the main mass of the home. Each of the four views is interesting in itself, but especially on the front do we feel a gentle sweep permitting this home to be placed with as much ease on hilly ground as on a more level plot. Even the snug little dormers are carefully designed and placed to avoid harsh profiles when seen from the sides.

OSTENSIBLY, there are but five rooms and the bathroom. The plan was kept to this scheme to realize a lower initial cost, also to lessen general household responsibilities. However, for the family that grows, and most families do, a stair to the second floor has been included and located in such a way that it will land upstairs in a logical position for future development, at which time two rooms and an extra bathroom may be finished.

On the first floor notice that there is not a single corner of waste space. The hall, centrally located, embraces all five rooms. This detail is in itself important. The living-room is generous in size and has a high ceiling.

A large French door leads to a restful open terrace facing the garden. Today, more than ever before, we want to live and dine outdoors. So here is an ideal place for those large, gay umbrellas and the accompanying table and chairs of iron. All these may be left out in stormy weather, and besides their practical use, the custom is very much in keeping with the style of the home.

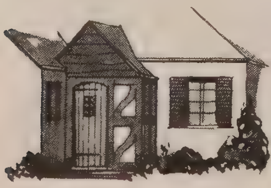
THE two bedrooms are at the rear of the home, where they may enjoy the privacy and quiet of the garden. The kitchen is compact and arranged to save countless steps. The dining-room is nearly square and centers on a delightful bay window.

Casement windows have been used thruout the home to retain charm and character even in the details. In keeping with the idea of economy wherever it can be practiced, only part of the basement has been excavated to provide space for the essential heating and plumbing fixtures there.

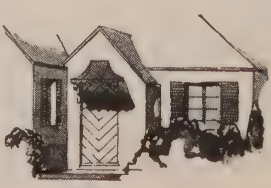
The various materials as combined on the exterior, such as the rough cypress siding, cedar shingles or slate roofing, and the stucco, contribute a great deal of color and harmony. It would be quite characteristic for the stucco to be slightly tinted in merely a shade cast off the white, but kept warm in tone. Where the plot is girt on all sides by an abundance of trees and foliage, pink-tinted stucco with black or gray shutters and weathered tone shingles would result in a charming effect.

As shown by the accompanying drawings, you have a choice of other details for the front-entrance doorway and the dining-room bay window. Any one would be equally fitting, for all reflect the best elements of a quiet and refined French byway. With careful study, you will find this cottage free from expensive habits, and a few generations in the future it will be in as good taste as it is today.

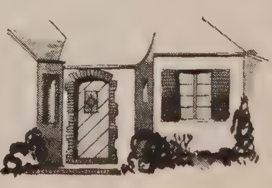
Choose Your Entrance—



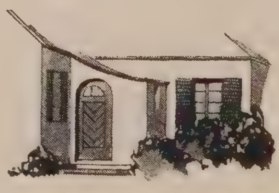
1



2

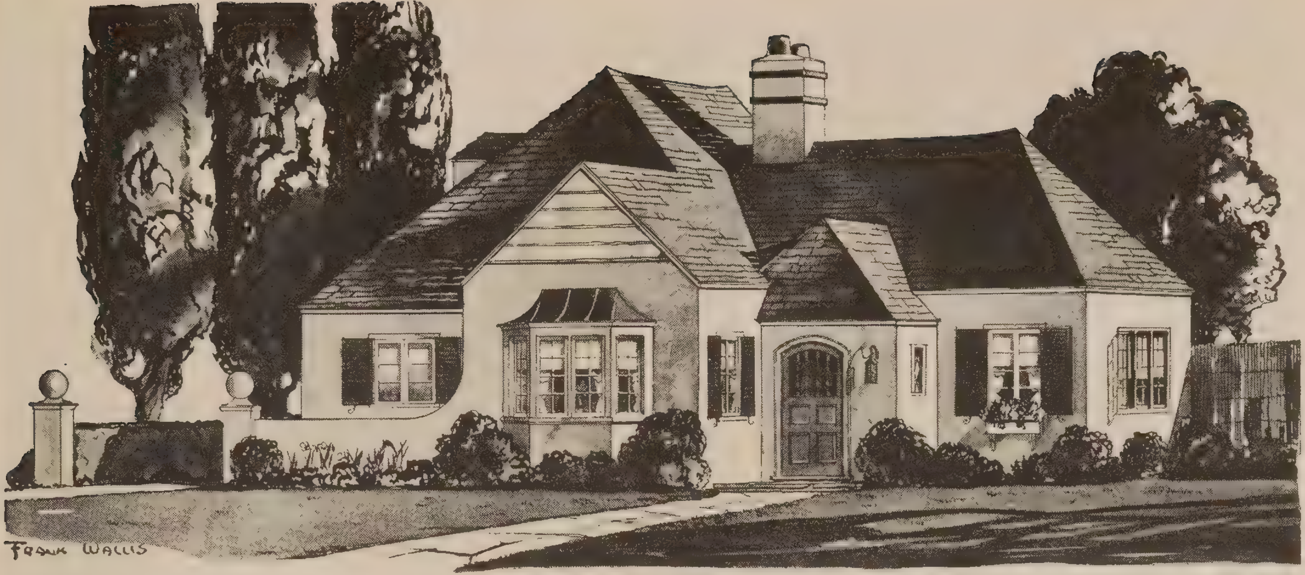


3

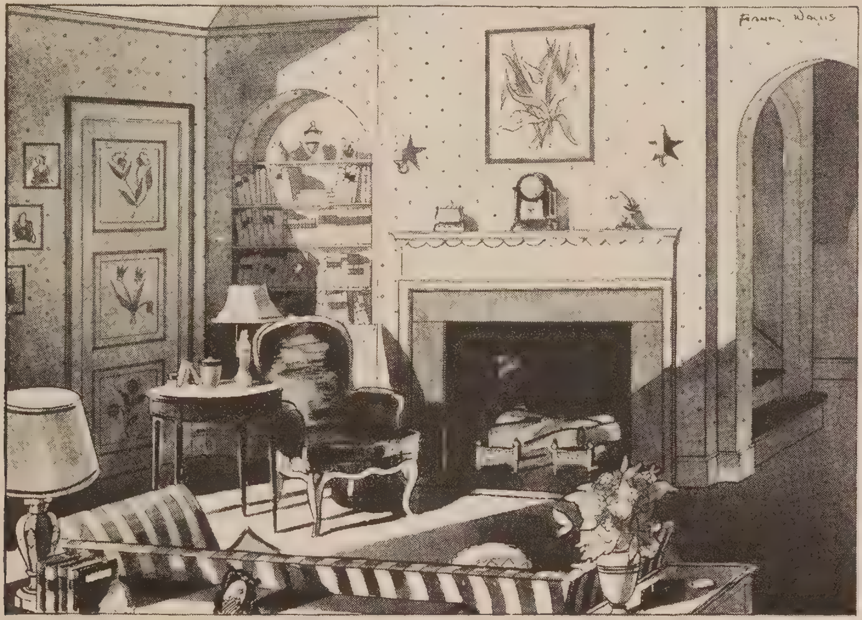


4

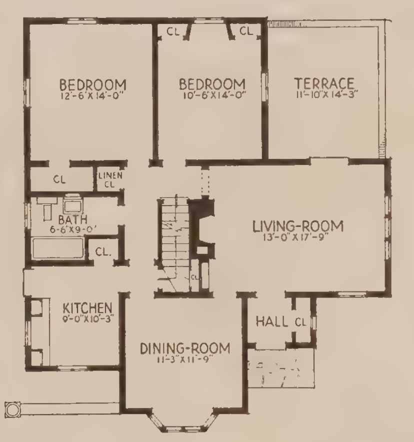
Bildcost Gardened-Home Plan No. 308

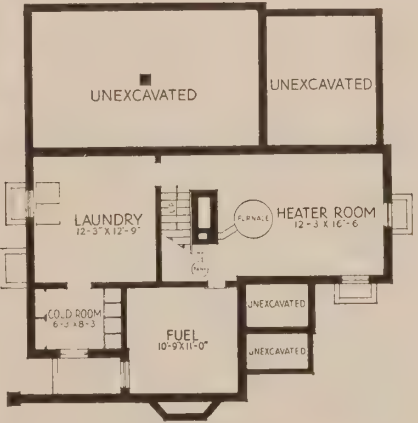

FRANK WALLIS

The principal exterior feature is the interesting and well-proportioned roof. Its low eavesline above the side walls, only one story in height, forms a good example of intelligent economy in the use of materials. Carefully planned windows and doors give unity and balance to each side

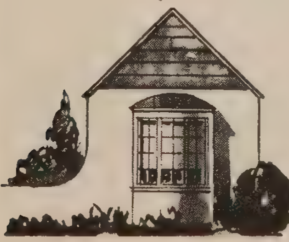

FRANK WALLIS

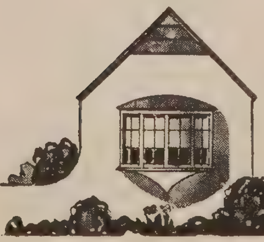
The interior arrangement provides unusually large rooms, all of them well lighted and ventilated. The living-room is particularly well adapted to good furniture arrangement. Below are four variations of the dining-room bay window, allowing a choice within range of suitable styles

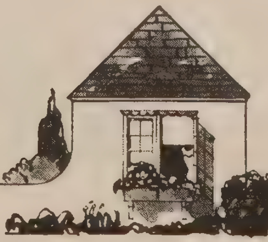

BEDROOM
12'-6"X14'-0"
CL
CL
BEDROOM
10'-6"X14'-0"
TERRACE
11'-10"X14'-3"
CL
LINEN CL
BATH
6-6"X9-0"
CL.
LIVING-ROOM
13'-0"X17'-9"
CL
KITCHEN
9'-0"X10'-3"
HALL
CL
DINING-ROOM
11'-3"X11'-9"

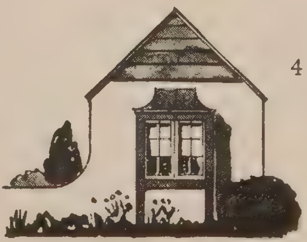

UNEXCAVATED
UNEXCAVATED
LAUNDRY
12-3"X12'-9"
FURNACE
HEATER ROOM
12-3 X 16'-6
COLD ROOM
6-3 X 8-3
FUEL
10'-9"X11'-0"
UNEXCAVATED
UNEXCAVATED

Choose Your Bay Window—

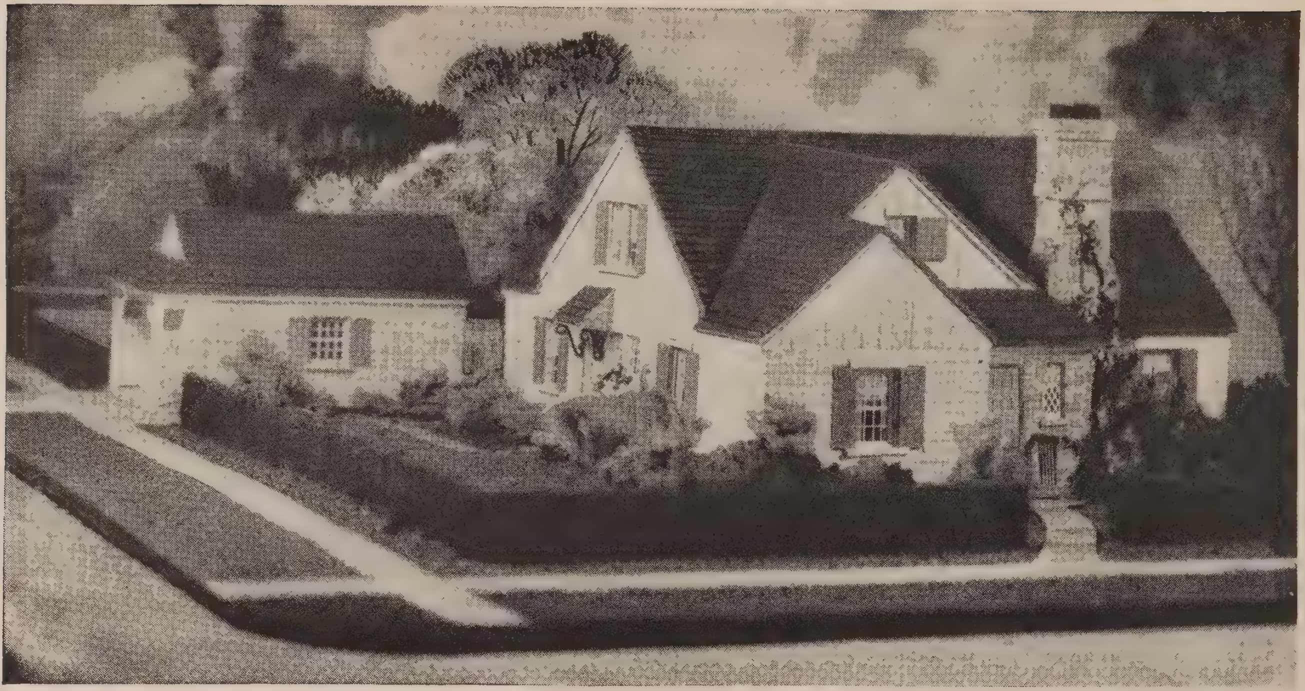

1


2


3


4

Bildcost Gardened-Home Plan No. 308



The texture of the contrasting weathered stone blends the chimney and entrance together against the softer effect of stained wood shingles on the main body of the home

The Charm of a Cottage The Comfort of a Castle

By Willard B. Smith, Jr., ARCHITECT

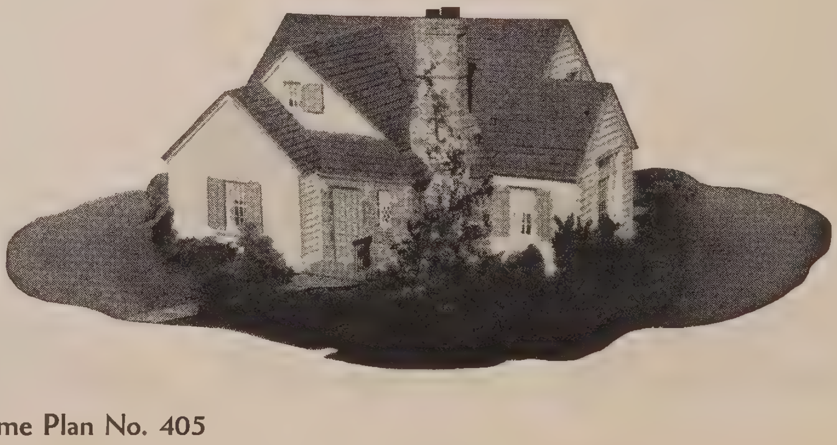
ALMOST any one of us, when we think of an ideal gardened home, has visions of an attractive living-room and dining-room, a distinctive hallway, a smart, well-planned kitchen, two luxurious bathrooms, and several airy bedrooms.

Then we heave a sigh and come down to earth, as our imagination can envision such an extensive interior only as being inseparable from a very imposing and extensive home, usually far beyond our wildest dreams.

Here, however, is a real gardened home of modest dimensions and exterior, but which actually contains all those prized features that we would like to have combined with the charm that comes with perfect lines and proportions and an arrangement of rooms that is nearly faultless.

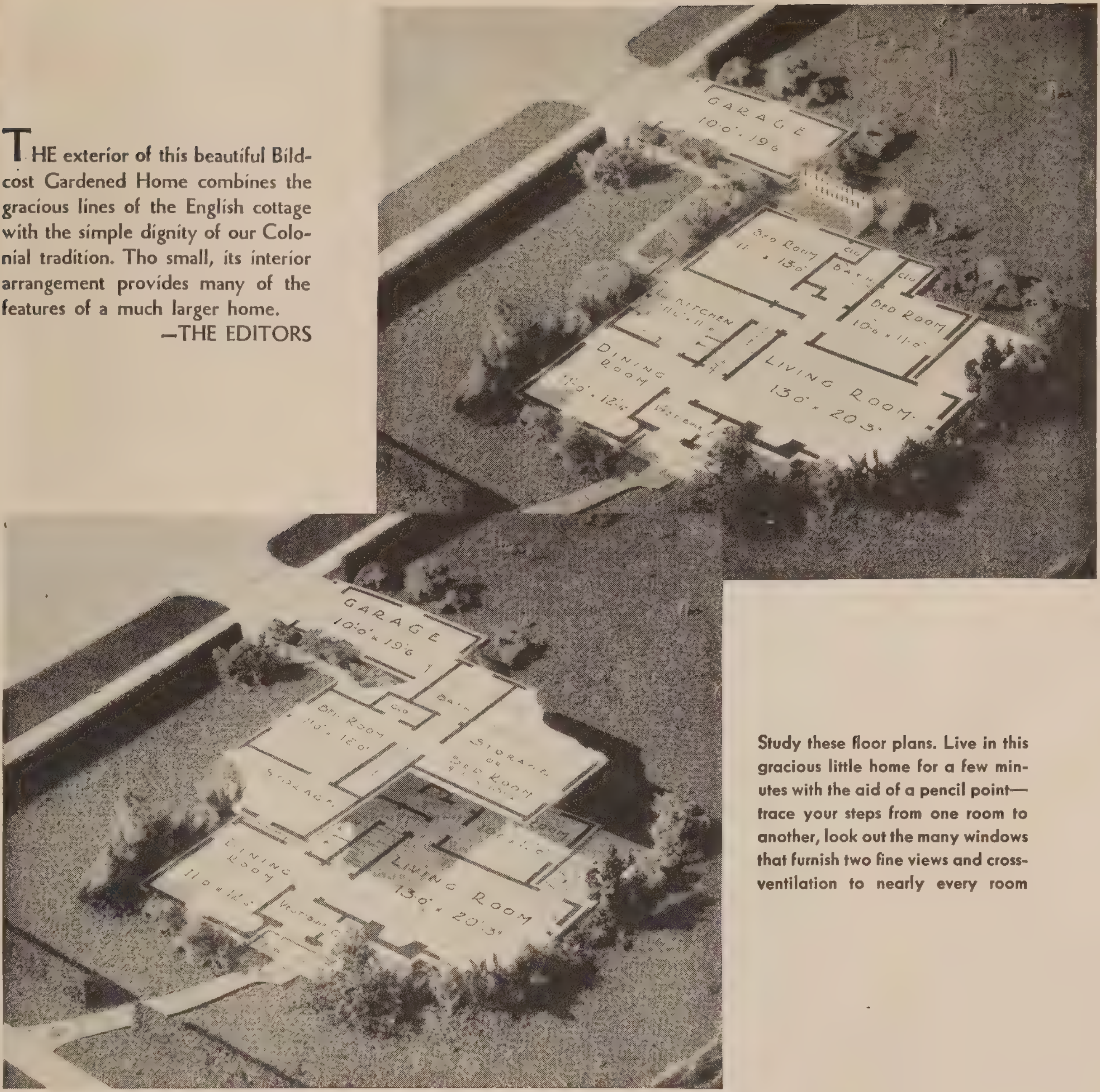
The feeling of unity and repose is everywhere evident in the exterior of this charming home. No one detail is featured to the detriment of the others, tho attention is brought naturally to the main entrance by the converging roof surfaces and sturdy chimney. The texture of the contrasting weathered stone blends the chimney and entrance together against the softer effects of stained wood shingles on the main body of the home. The English cottage style of architecture was used as a basis for the design, tho it was adapted to our climate and really has much of the American Colonial in its make-up.

To find a proper setting for this home would not be difficult. Honest simplicity is expressed in every line, and it would readily accommodate it-



Bildcost Gardened-Home Plan No. 405

THE exterior of this beautiful Bildcost Gardened Home combines the gracious lines of the English cottage with the simple dignity of our Colonial tradition. Tho small, its interior arrangement provides many of the features of a much larger home.
—THE EDITORS



Study these floor plans. Live in this gracious little home for a few minutes with the aid of a pencil point—trace your steps from one room to another, look out the many windows that furnish two fine views and cross-ventilation to nearly every room

self to any type of neighborhood. Equally attractive from any angle, a large lot would enhance its appearance, tho its fine character would still be well maintained on a 50-foot lot.

The interior arrangement is not a matter of chance, but the result of a careful study of present-day requirements, the rooms being laid out in a manner that will suit the needs of most home-builders. A number of features unusual in a plan of its extent have been included.

THE living-room is ample in size, and it is sheltered from cold air, drafts, and unexpected intrusions by the large vestibule. It is a room full of life, and the outdoors, with its view in three directions, is made a part of it. The unusually high windows at the end run nearly up to the vaulted ceiling, a French door opens onto the terrace, and the single front window allows a view of the street and yet maintains privacy.

NEXT, consider the dining-room across the small hall which separates it from the living-room. Here there is plenty of wall space and a built-in china closet of unusual interest.

The kitchen is particularly well situated, as it is both close to and carefully segregated from both the sleeping quarters and the entrance, and either can be reached very directly without following a circuitous route.

Again, the arrangement of the bedrooms and bathroom is excellent. The three rooms are connected by a corridor of their own in such a way as to remove the usual objections to first-floor bedrooms. The bathroom is located between the sleeping rooms and possesses the two most desirable requisites, privacy and accessibility. It also is an easy room to keep warm, for it has a minimum of exterior wall exposure. One extra bedroom and bathroom are in the second story, to be used as a maid's or guest room, or, if the size of the family requires, a child's bedroom. If still more sleeping accommodations are needed, a fourth bedroom can be had by simply adding a dormer on the rear of the main roof.

The basement likewise is laid out efficiently. The heating room and its fuel bin are separated from the remainder of the space, which is divided between a well-lighted laundry and drying room and another large pleasant room with a rough-brick fireplace, ideal for several different purposes, depending on your choice. It would make an ideal study or recreation room. A small room is designed for fruit and vegetable storage.

Bildcost Gardened-Home Plan No. 405

A Twosome Cottage

THAT WILL HOLD THREE

By Theodore Whitehead Davis, ARCHITECT

IN THIS cottage of Early American inspiration the design is very simple, yet the proportions have been carefully studied. No matter from what angle this gardened home is viewed, it remains charming.

The cottage has an interesting roofline and window arrangement. Its chief decoration is the latticework that gives such a homelike air to the paneled doorway, at the same time creating a feeling of privacy about the little shelter. This shelter will be found to have the added virtue of practicality—protection against weather without any troublesome angles to encourage roof leaks.

The cottage has been designed to accommodate comfortably the young married couple or mature pair who, family gone, desire to move to a smaller home. With such occupants in mind, the designer has taken pains to help by convenient arrangement the homemaker who does all her own work.

The coat closet is near the front door. No need for members of the family to scatter their coats and hats over the living-room. It will really be more convenient to hang them up. The bedroom closets are large. The linen closet in the hall is handy to the bathroom and both bedrooms. In the kitchen the supply closet and the dish cupboard give full storage room. At the foot of the cellar stairs there is a large preserve and storage closet.

The pipeless furnace requires only one register in the living-room floor. This can be completely concealed when not in use, and there are no radiators to consume valuable space. This is also one of the cheapest heating systems to install and operate.

Beneath the living-room there is space for a game room. Two windows would give enough light for ordinary purposes, and are already there. But if you wish to keep down initial costs, you must wait to finish the room, budgeting for it later.

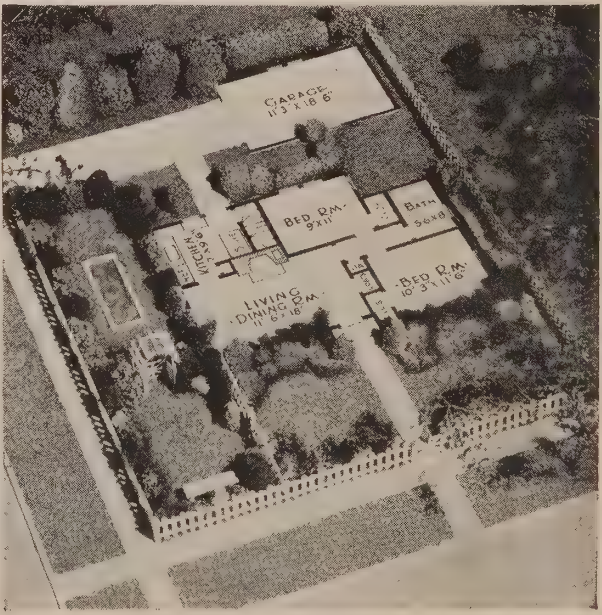
The cellar stairs end almost at the back door, which will keep the ash trail thru the kitchen as short as possible.

The living-room is large, with the dining end lighted by a large mullioned window. The main entrance has been placed at the opposite end of the room so that the guest who arrives at mealtime does not walk directly in upon the family at table.

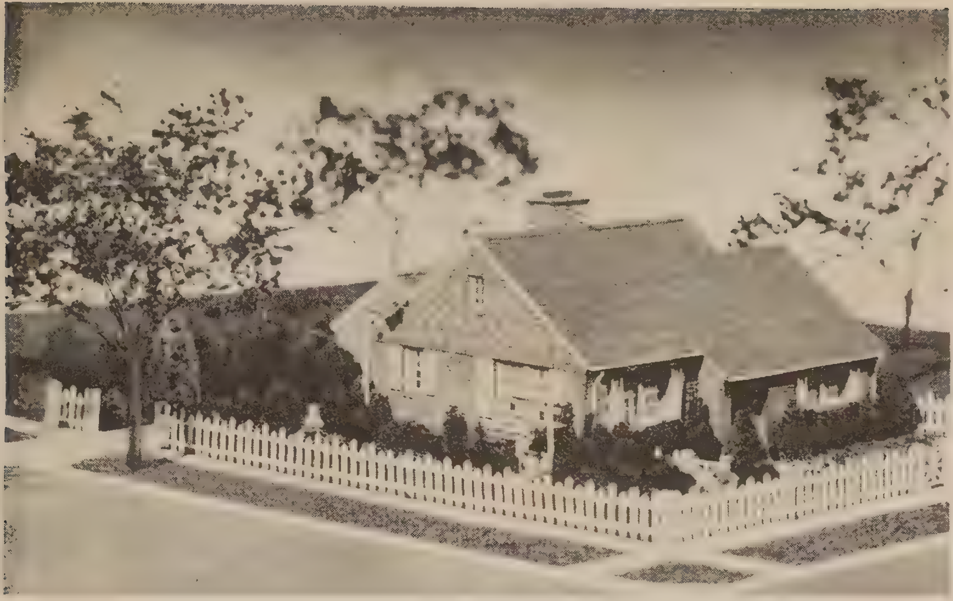
THE hall has been kept as small as possible, yet it serves to shut off completely the bedrooms from the living quarters. Evening parties need not disturb children asleep. There is a scuttle in the hall ceiling to the storage space under the roof. In the end view of the home you will notice that for ventilation there are windows in the gable ends.

Place this beautifully gardened cottage on a 50-foot lot, as we show it, and surround it with a low white picket fence, as indicated, and it fairly breathes an atmosphere of coziness and welcome and gracious living.

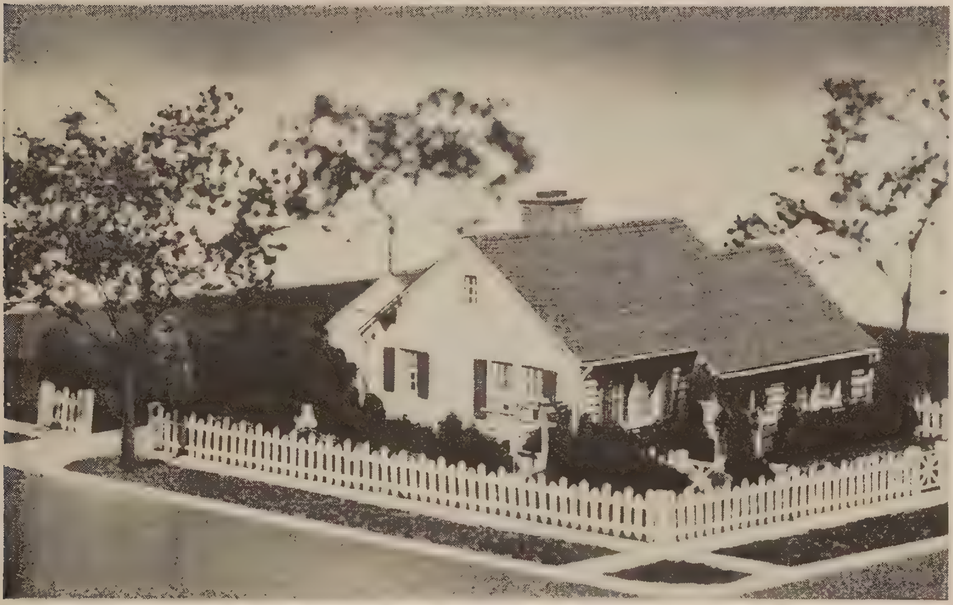
The room arrangement is unusually compact yet very complete



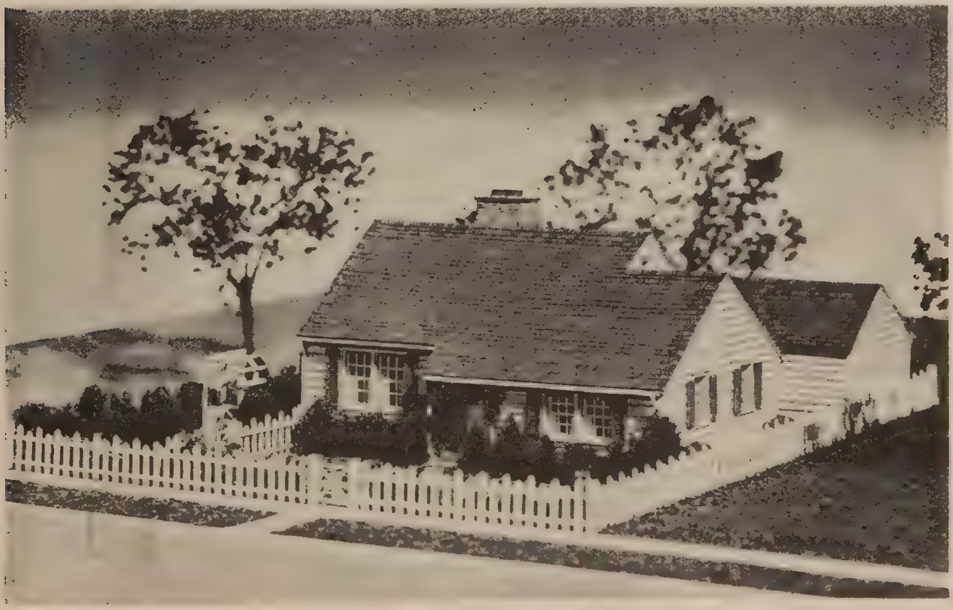
Bildcost Gardened-Home Plan No. 410



The design lends itself to an economical face-brick treatment, for no intricate detail is involved in using this type of exterior finish with this home described here



Wide siding or heavy shingles are equally attractive, so your own preference can govern the decision. Here the wide siding has been used to splendid advantage



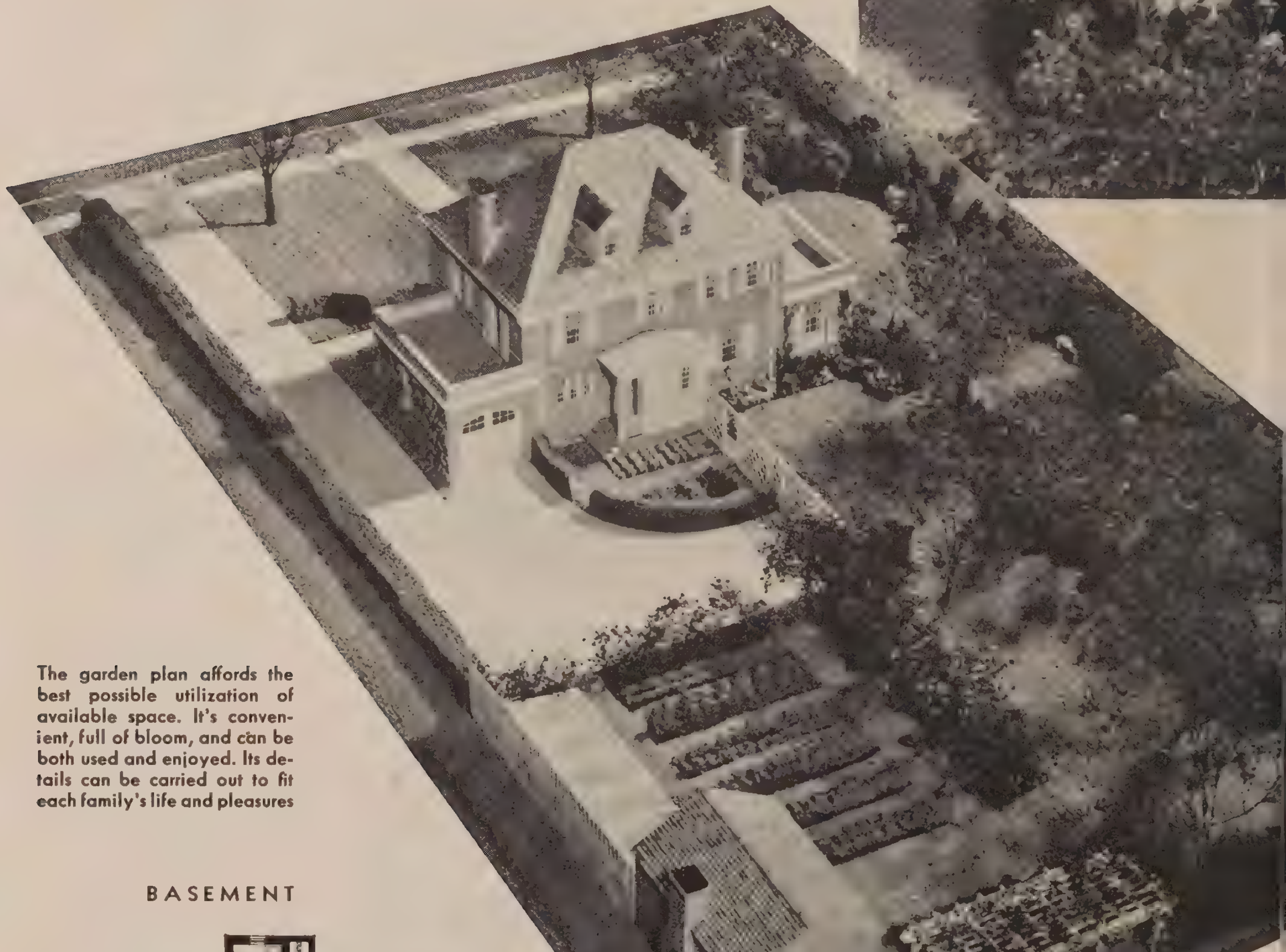
Surrounded by a fence and suitably landscaped, there is great charm possible in its simple lines, regardless of the type of exterior finish upon which you decide

Bildcost Gardened-Home Plan No. 410

A Georgian House

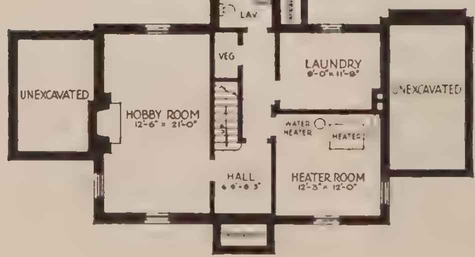
THAT HAS EVERYTHING

By A. Raymond Ellís, ARCHITECT

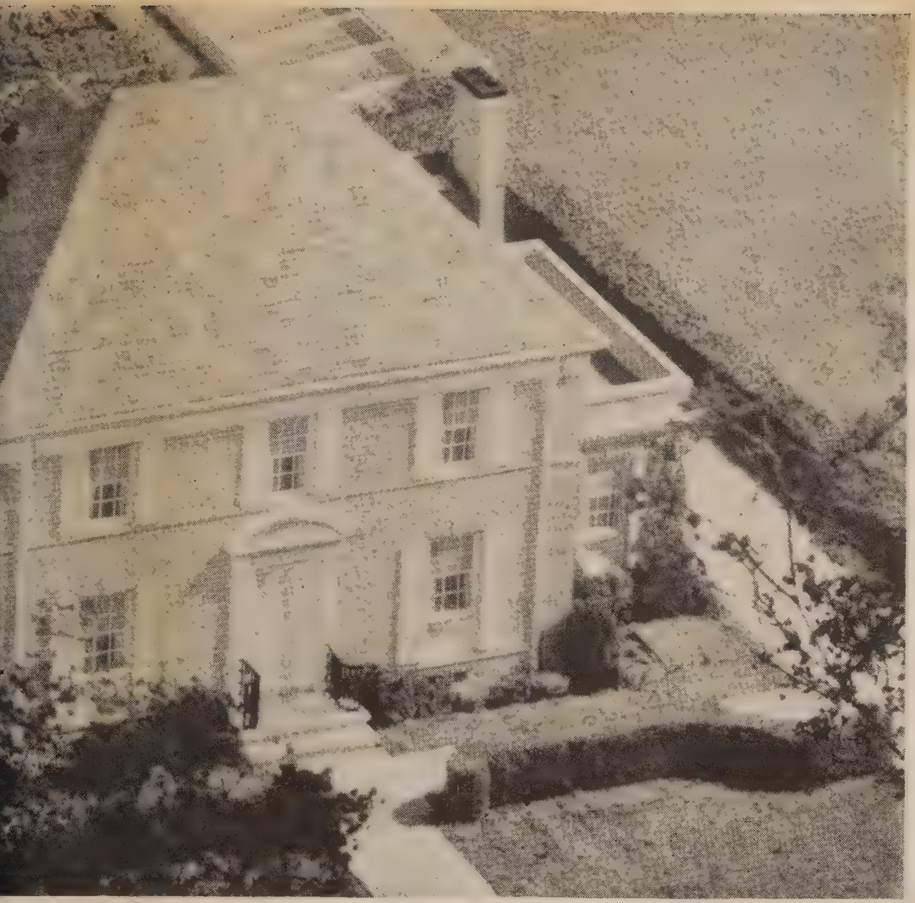


The garden plan affords the best possible utilization of available space. It's convenient, full of bloom, and can be both used and enjoyed. Its details can be carried out to fit each family's life and pleasures

BASEMENT


LAV
VEG
LAUNDRY
9'-0" x 11'-9"
UNEXCAVATED
UNEXCAVATED
HOBBY ROOM
12'-6" x 21'-0"
WATER HEATER
HEATER
HALL
6'-9" x 8'-3"
HEATER ROOM
12'-3" x 12'-0"

Bildcost Gardened-Home Plan No. 504



THE black wrought-iron railing at each side of the door is finished with a brass finial and they're both set into a flagstone platform.

The foundation supporting the walls is concrete, altho it may be stone or brick if in your city these materials cost less. The walls themselves are built of brick in slightly variegated shades of light red, laid in warm chrome-color mortar. The construction could be either of solid brick, 8 inches thick, waterproofed, and insulated on the interior surface, or simply a veneer of 4-inch thickness built over a well-insulated frame structure.

Against this warm brick background it seems to me that the beautifully designed white-painted entrance door, with its delicately fluted pilasters and pediment above, and the window frames, denticulated cornice, and the shutters stand out in pleasant contrast—a contrast heightened and richly intensified by the variegated slate roof, with its blue, maroon, and gray shingles. Yes, if you prefer, you could use edge-grain shingles in driftwood gray or very dark gray.

That roof is what architects call a "hip" roof. It's so plain and so simple to build that it frees the carpenter's work of all complications, therefore takes less time and hence costs less money. Its shape also allows easy application of insulation, in board, blanket, metal foil, or loose fill, so necessary to comfort and inexpensive, easy heating.

This Georgian house everywhere used the best materials but is so designed that they are assembled economically. It isn't necessarily the cost of materials that runs up the price of a house; it's the building cost—the cost to shape them to a design. And so we have straight walls relieved at the window-sill levels by slightly projected horizontal string courses and regularly spaced windows, which make it easy for the brickmason to lay up his work rapidly. He doesn't have to stop to slip brick on corners and angles, fuss with built-in ornamental details.

What about girders? Well, they're steel for the first floor because they cost but little more than wood and their added rigidity and the bending they eliminate keep shrinkage around the baseboards down to a minimum and prevent the uneven floors which many houses develop a few years after they're built.

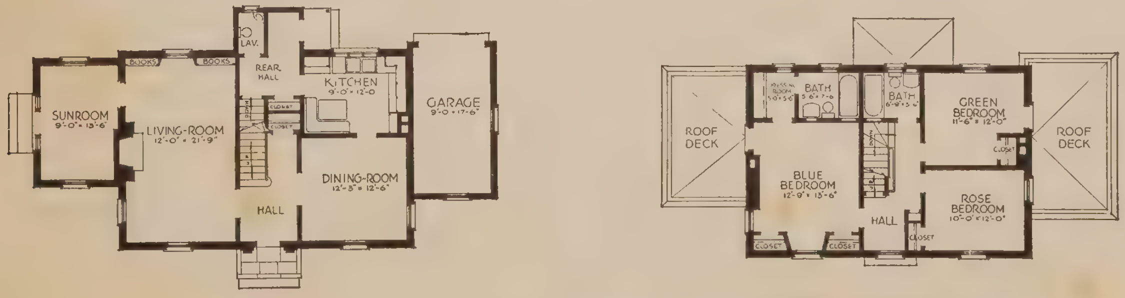
The sunroom and garage roofs—the left and right one-story wings respectively—are of frame construction covered with tar and gravel roofing. Over them, if you wish to use them as decks, you can lay a removable slat floor, in sections. Another method would be to lay heavy deck canvas well painted, like the deck of a yacht. Either will stand up well under hard use, such as contraction and expansion from the weather and the abrasion made by the nails in the heels of shoes.

To prevent air and rain leakage, window and door frames are well caulked into the brick walls. The exterior woodwork is all pine, including the doors, windows, shutters, and lattice work, and to protect and preserve the wood, as well as the two coats of lead and oil paint applied to it, it has been given an aluminum priming, or first, coat.

All the windows are weather-stripped and have for summer copper-bronze wire screens and for winter, storm sash.

FIRST FLOOR

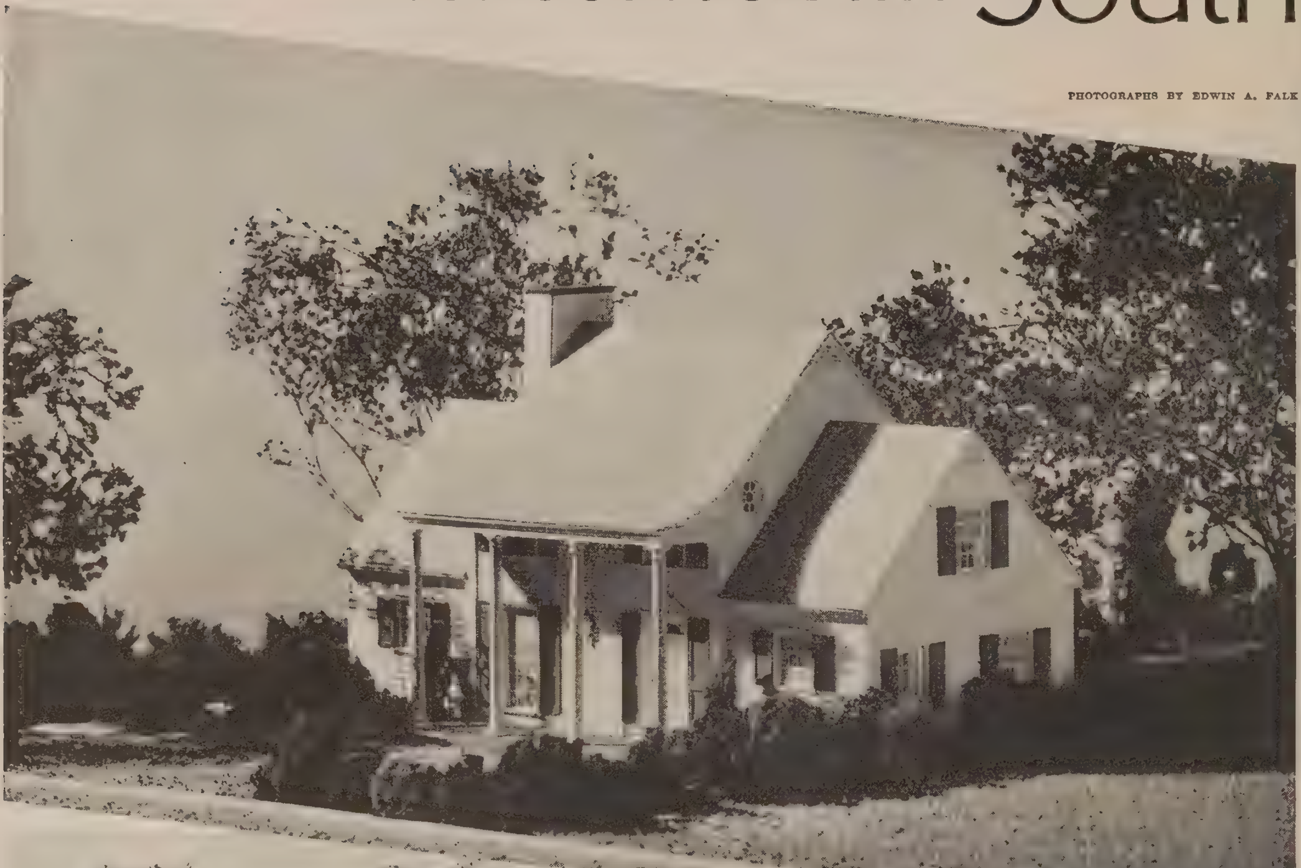
SECOND FLOOR

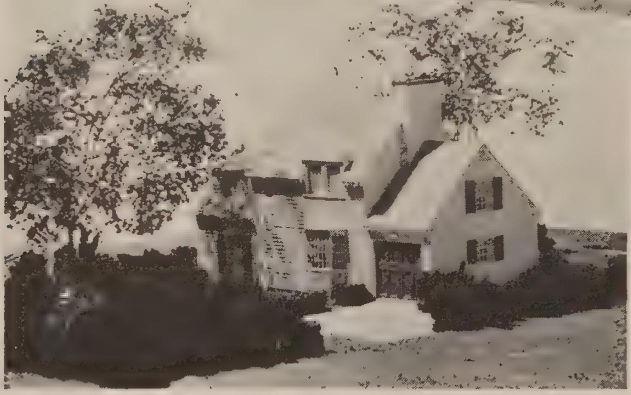


Bildcost Gardened-Home Plan No. 504

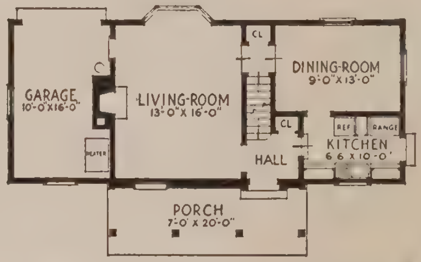
A HOUSE FOR THE South

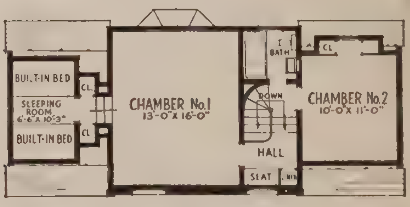
PHOTOGRAPHS BY EDWIN A. FALK

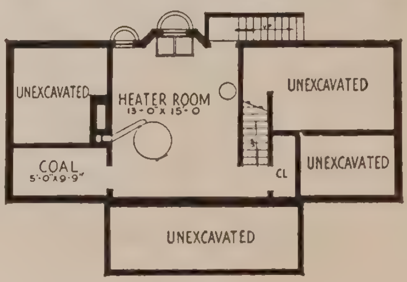




By Stratton O. Hammon, ARCHITECT


GARAGE
10'-0"x16'-0"
HEATER
LIVING-ROOM
13'-0"x 16'-0"
CL
DINING-ROOM
9'-0"x13'-0"
CL
REF
RANGE
KITCHEN
6 6 x 10-0'
HALL
PORCH
7'-0' x 20'-0"


BUILT-IN BED
CL
SLEEPING ROOM
6'-6" x 10'-3"
BUILT-IN BED
CL
CHAMBER No.1
13'-0"x 16'-0"
BATH
CL
DOWN
CHAMBER No.2
10'-0"x 11'-0"
HALL
SEAT


UNEXCAVATED
HEATER ROOM
13-0"x 15-0
UNEXCAVATED
COAL
5'-0"x9'-9"
CL
UNEXCAVATED
UNEXCAVATED

THESE two houses have an identical plan of room arrangement. Only their exteriors are different.

The House for the South is distinguished by its tall-columned porch, covering the delightful lie-on-your-stomach windows. The roof is weathered brown interspersed with gray, and the shutters are dark green.

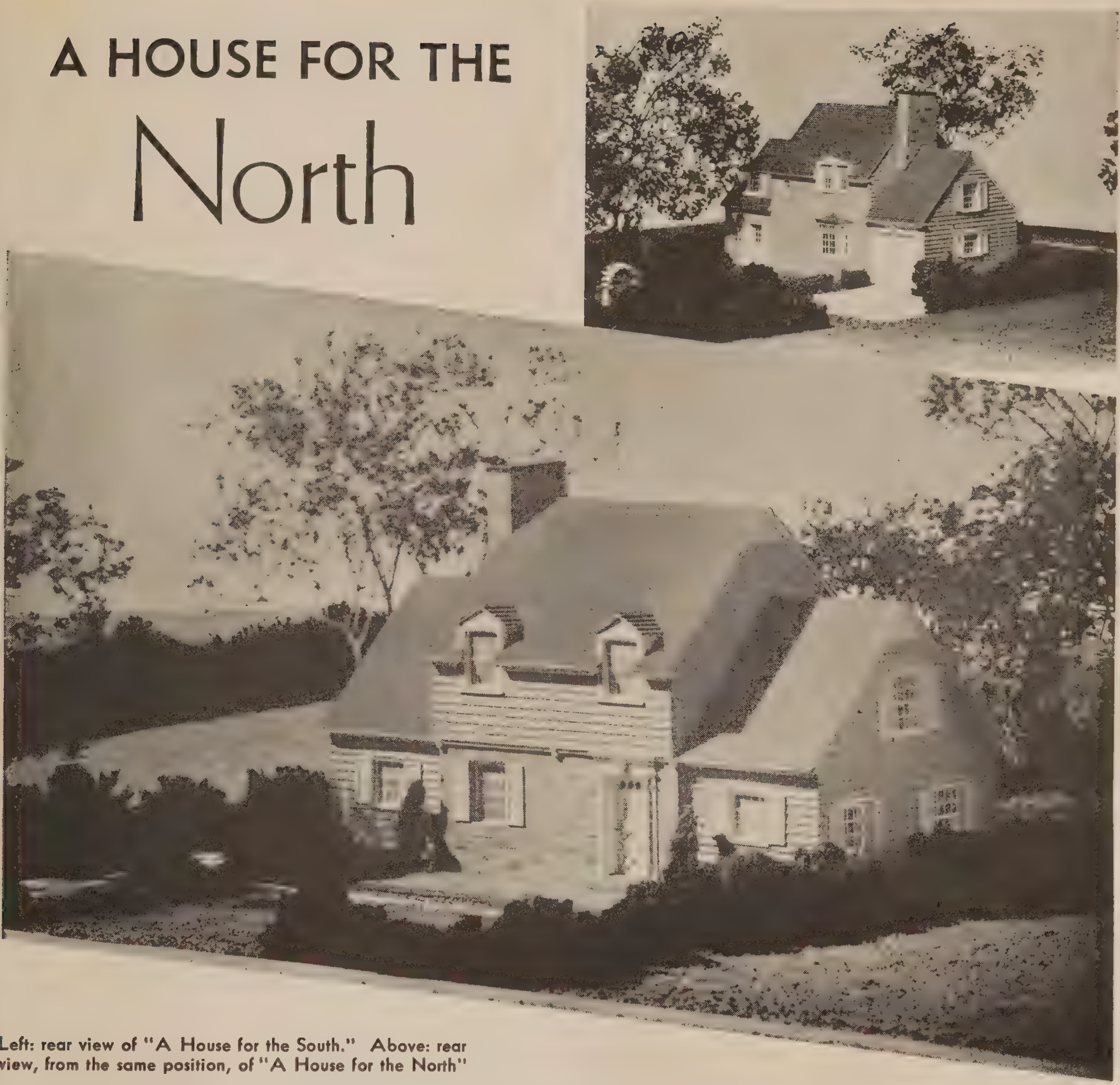
The House for the North, as you can see, is covered chiefly with light gray weathered wood shingles. The roof should be of dark gray wood shingles, fireproof imitation wood shingles, or black slate. All trim is painted white.

With few exceptions, the same description of the interior will fit both houses, as the principal difference is in the design of the living-room paneling. In the House for the North, random-width moulded edge boarding covers the entire fireplace wall. The same wall of the House for the South is covered with the more formal stile and rail paneling and a Georgian mantel.

As you step into the entrance hall, a glimpse of the circular upper portion of the stairway is obtained. This

Bildcost Gardened-Home Plan No. 506

A HOUSE FOR THE North



Left: rear view of "A House for the South." Above: rear view, from the same position, of "A House for the North"

view is framed in the paneling which conceals the coat closet, to the right, with its scrolled valance extending over the first steps. On the right wall is a door to the kitchen.

To the left we enter the living-room. This room is of good size and is made to appear even larger by the arrangement of windows and fireplace, which gives unusual wall space. A large bay window adds to the cheerfulness.

Entrance to the dining-room is gained by taking two steps down thru a deep cased opening. The sides of this opening appear to be paneled, but in reality these are doors to cabinets, each one as wide as the stair. They provide ample closet space for dining-room accessories and linens, as well as books and card table for the living-room.

THE kitchen is so arranged that meals can be prepared with a minimum of effort. Everything is at fingertips. The sink under the window is flanked on each side by wide cabinets, each with a working shelf. The opposite wall is taken by the refrigerator, range, and closet. These are recessed and the space over them devoted to storage cabinets. The range is ventilated by an electric fan.

The second floor is on two levels, the lower of which is occupied by the smaller bedroom and the bathroom, which in this position is easy to reach from the first floor.

Three steps up bring us to the well-placed linen closet and on into the large bedroom. It really should not be called a "bedroom," because the beds are built into the adjoining room, called, for want of a better name, "sleeping room."

One walks into the sleeping room thru an arched passage that has doors on each side to the closets. Extra-large beds are built over large storage drawers on each side of the room. This feature will be appreciated on cold mornings upon making the jump into the warm bedroom.

ALL rooms have cross-ventilation and there is a total of nine closets. Heavy insulation insures comfort in the House for the North in winter and in the House for the South in summer.

The plans on page 32 show either house with or without a basement. If a basement is used concrete steps descend directly below the other stairway from the door between living- and dining-rooms.

A 50-foot lot will accommodate either house if the drive is brought in from the rear. If this is not possible, a 55-foot width is necessary to allow the drive to pass around the side of the house.

Bildcost Gardened-Home Plan No. 506

Old-fashioned but New

The exterior follows the comfortable tradition of the South, and the interior provides for every modern need

By Robert Carr, ARCHITECT

THIS beautiful little house illustrates several points in favor of combining the architectural flavor of the past with the necessities of the present without sacrificing too much of either. Fundamentally this is a story-and-a-half house, a type that is frankly economical. It costs less to build than the full two-story, yet if the pitch of the roof is steep enough, it affords generous space above the first floor for two bedrooms and bathroom.

The low roof and porch lines are structural features that increase the apparent length of the house and impart a homelike quality imparted still more by the authentic dormers and substantial chimney.

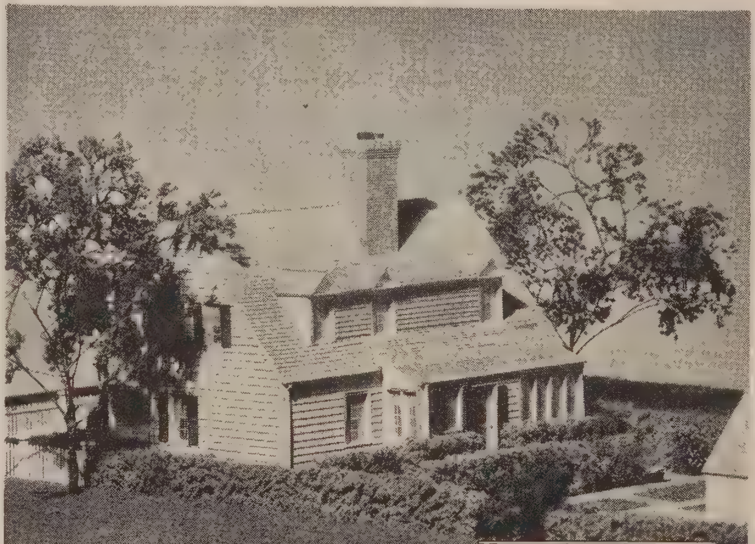
The long low porch invites one from the outside and from within, serving as a connecting link between and a happy retreat in itself—a twofold purpose that none but this lengthy type of house can do so well. A Dutch half-door always lends a note of quaintness.

The chimney rises over the living-room fireplace, serving at the same time the furnace, placed in a small room entered from the kitchen. Eliminating the basement saves a great deal of expense.

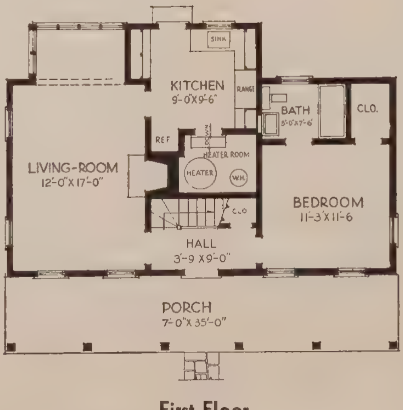
ANOTHER saving of space and expense, to say nothing of some furniture, is the use of a dining bay window in place of the separate dining-room that may be so easily dispensed with in many families.

The kitchen, which is immediately adjacent, is well lighted, compact, and equipped with all the essentials for good meal preparation.

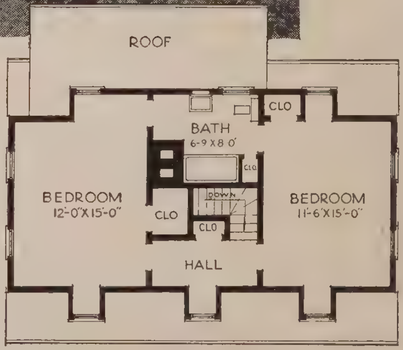
The second floor forms another unit. Each bedroom is exceptionally large



THREE-BEDROOM PLAN


SINK
KITCHEN
9'-0"X9'-6"
RANGE
BATH
5'-0"X7'-6'
CLO.
REF
DOWN
HEATER ROOM
HEATER
W.H.
LIVING-ROOM
12'-0"X17'-0"
BEDROOM
11'-3"X11'-6
CLO
HALL
3'-9 X9'-0"
PORCH
7'-0"X35'-0"

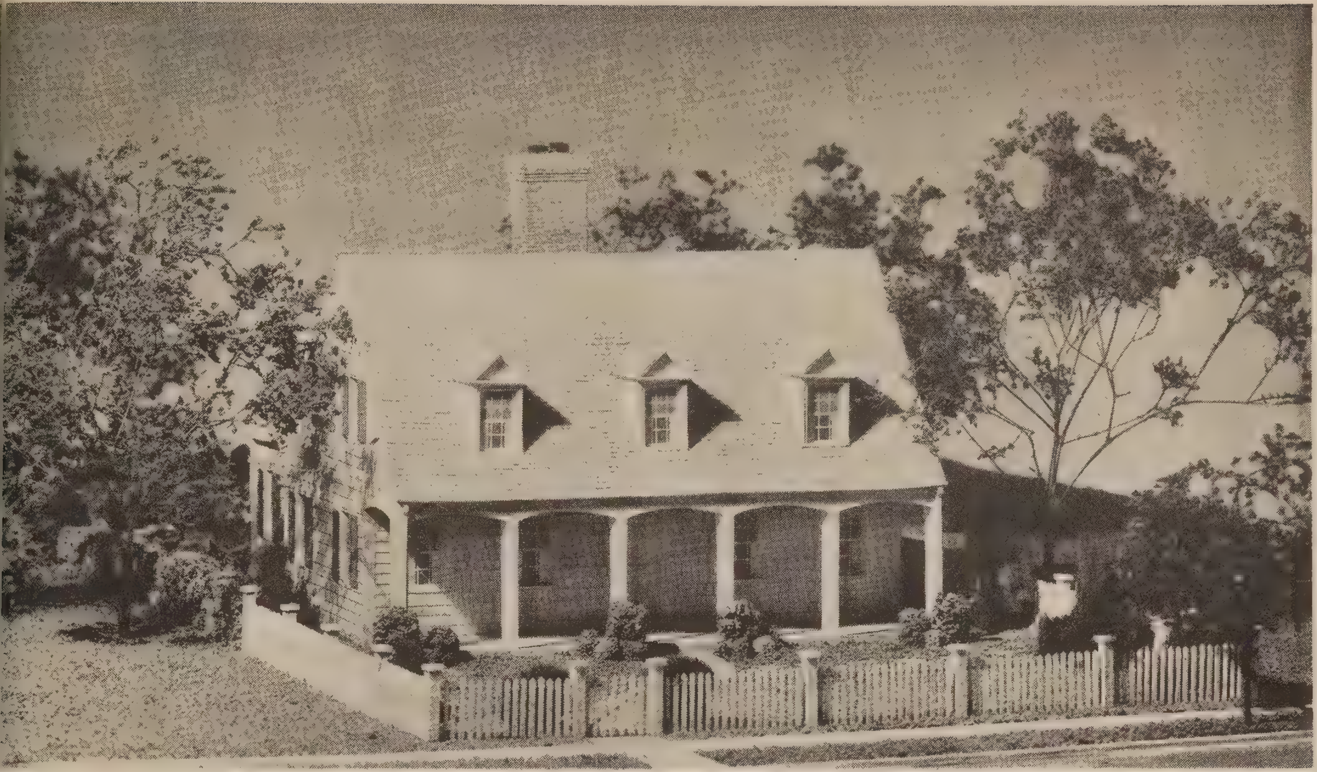
First Floor


ROOF
CLO
BATH
6-9 X8 0'
CLO
DOWN
BEDROOM
12'-0"X15'-0"
CLO
CLO
BEDROOM
11'-6"X15'-0"
HALL

Second Floor

You have your choice of this plan or the one on the opposite page. Or build this smaller house now and later, as your needs grow, enlarge as shown at the right

Bildcost Gardened-Home Plan No. 508



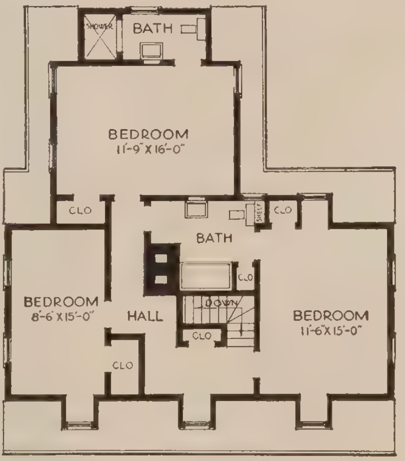
and has on three sides windows which provide a maximum of light and ventilation. Their closets are ample, and between them is placed a bathroom.

This house looks especially well with side walls of heavy wood shingles painted ivory, dark green shutters, and roof of weathered gray wood shingles. Another interesting treatment would be light gray clapboard side walls with white porch and dormer woodwork details. The window frames and sash might also be white and the shutters, for a contrasting color, neutral blue-green.

As for other materials, you need not hesitate to employ brick and stone, altho it would be well to use them in the straightforward structural manner of Colonial work without modern decorative innovations.

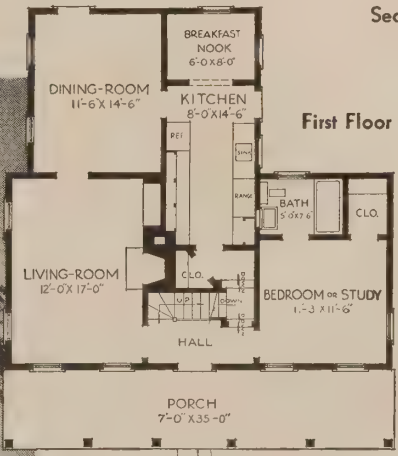
In keeping with this house, the plot of ground on which it stands should be developed, as suggested, with a quiet, restful scheme mostly rural in character. A white picket fence, old-fashioned flowers, vines, and shrubs would complete a charming place.

The Four-Bedroom Plan uses the same basic plan with the addition of a wing at the rear. This wing provides space enough on the first floor for a generous sized dining-room and enlarged kitchen complete with a breakfast alcove. On the second floor is a large bedroom with a private shower.


SHOWER
BATH
BEDROOM
11'-9" X 16'-0"
CLO
SHELF
CLO
BATH
CLO
BEDROOM
8'-6" X 15'-0"
HALL
DOWN
CLO
BEDROOM
11'-6" X 15'-0"
CLO

Second Floor

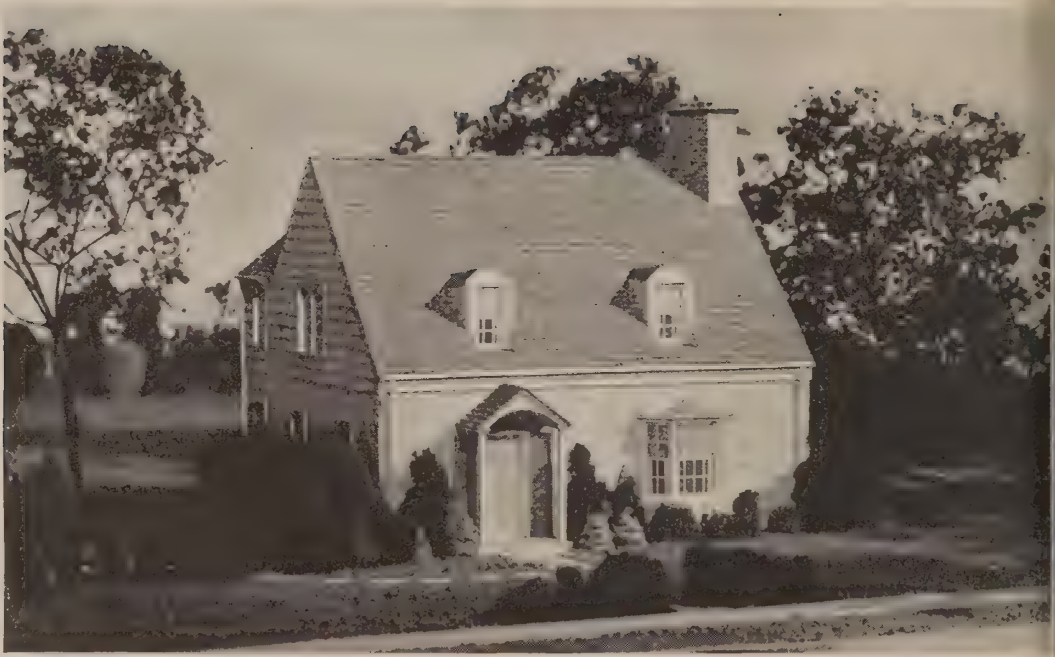
FOUR-BEDROOM PLAN


BREAKFAST NOOK
6'-0 X 8'-0"
DINING-ROOM
11'-6" X 14'-6"
KITCHEN
8'-0" X 14'-6"
REF
SINK
RANGE
BATH
5'0" X 7'6"
CLO.
LIVING-ROOM
12'-0" X 17'-0"
CLO.
UP
DOWN
BEDROOM OR STUDY
1.-3 X 11'-6"
HALL
PORCH
7'-0" X 35-0"

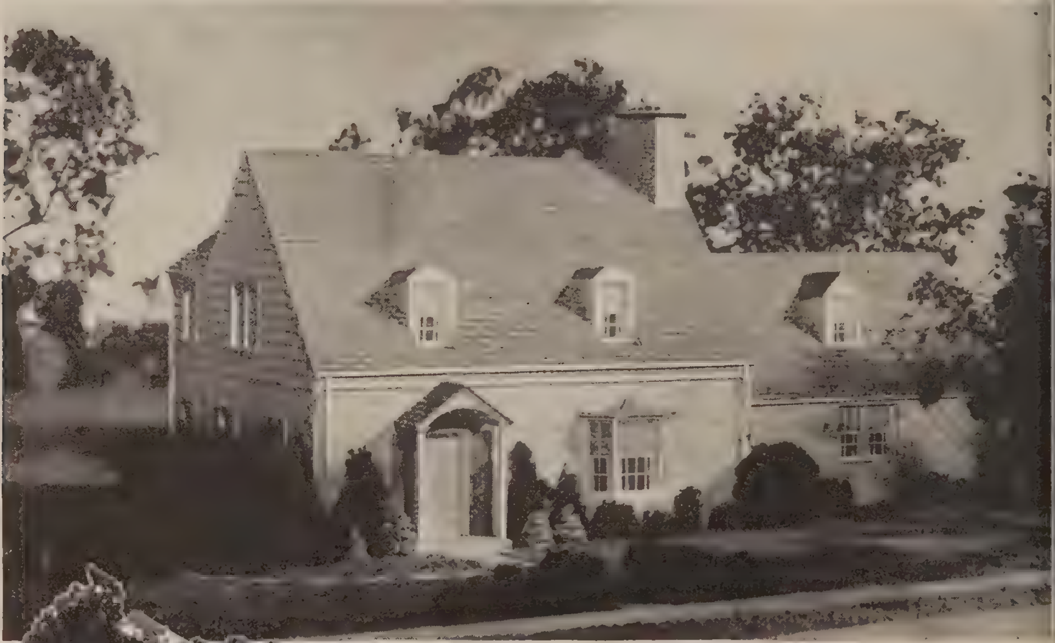
First Floor

Addition of the rear wing provides space on the first floor for dining-room, enlarged kitchen with breakfast alcove, and on the second floor, an additional bedroom with private shower

Bildcost Gardened-Home Plan No. 508



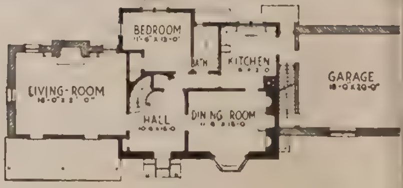
The first unit includes accommodations of a typical apartment, three bedrooms, living-room, and kitchen



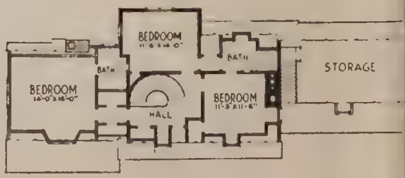
The second unit is a two-car garage wing with roomy storage space above. It adds pleasant exterior lines

The short driveway to the garage gives an opportunity for a spacious garden at the rear

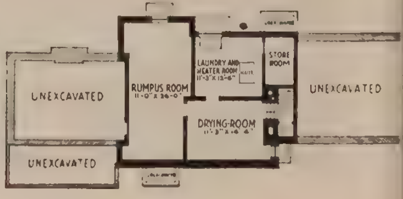
FIRST FLOOR


BEDROOM
11'-6" x 13'-0"
BATH
KITCHEN
LIVING-ROOM
HALL
DINING ROOM
GARAGE
18'-0" x 20'-0"

SECOND FLOOR


BEDROOM
BATH
BEDROOM
14'-0" x 16'-0"
BATH
HALL
BEDROOM
11'-3" x 11'-6"
STORAGE

BASEMENT


UNEXCAVATED
RUMPUS ROOM
11'-0" x 26'-0"
LAUNDRY AND HEATER ROOM
11'-3" x 12'-6"
STORE ROOM
UNEXCAVATED
DRYING-ROOM
UNEXCAVATED

Bildcost Gardened-Home Plan No. 510

A Home to Grow With

The Three-Unit House

By Verna Cook Salomonsky, ARCHITECT

MANY today are inspired with the building urge, but feel that their aspirations are not in accord with the limitations of their means, even tho their aspirations are not for air castles. They do, however, feel, quite properly, that in planning a home they should plan for the future rather than merely meet present requirements.

The unit house, or one built in sections, with one section now and others later on, as the budget grows, has been successfully and economically achieved, as a solution of their problem.

They prefer a small home of about the proportions of a city apartment, but isolated, where living and maintenance expenses will not prove too burdensome. Here the novelty of homemaking in one's own home is of not so arduous a nature as to engender regrets for the experiment.

THEN, after a time, may be built the garage wing, with space for rooms above—perhaps servants' quarters, or a store room, or even a playroom for children. And lastly may be added the living-room unit in the form of another abutting wing, with a large bedroom and a bath on the floor above.

The planning of a house to be built in several stages requires careful consideration of both present and future necessities, requirements, and comforts. The interlocking of units is of paramount importance, so that practically no added expense will be incurred by this procedure. In other words, the exterior surface of a wall which will, at first, be exposed but later will form a dividing link between two units, should not be faced with a costly material which will eventually have to be ripped down, or which will be hidden by the added portion. If this course is not followed, an unwise expenditure will result, and the avoidance of such an expenditure is, of course, the burden of this story.

WE START by building the central unit—a modified duplex apartment. It has a living-room, kitchen, stair hall, and one bedroom, with its bath, on the first floor, and two bedrooms and one bathroom on the floor above. The cellar accommodates the heater room and laundry. The bedroom on the first floor combined with its bathroom has a flexible purpose. It may be a servant's room, a guest room, or form a suite on the main floor for a member of the family to whom stair-climbing is a difficulty. The bathroom may well serve the purpose of a lavatory as well.

This living-room is only a temporary one, actually becoming the dining-room of the completed house. Flanked on either side of the fireplace is a circular niche—china cabinets in the future when this room becomes the dining-room, but at present, used for books.

This first unit boasts a gracious hall with circular stairs, under which is tucked a coat closet. Double doors open into the future dining-room, resting, when open, against the papered walls of this room. These doors are of knotty pine on the dining-room side, matching the woodwork, and are painted on the hall side.

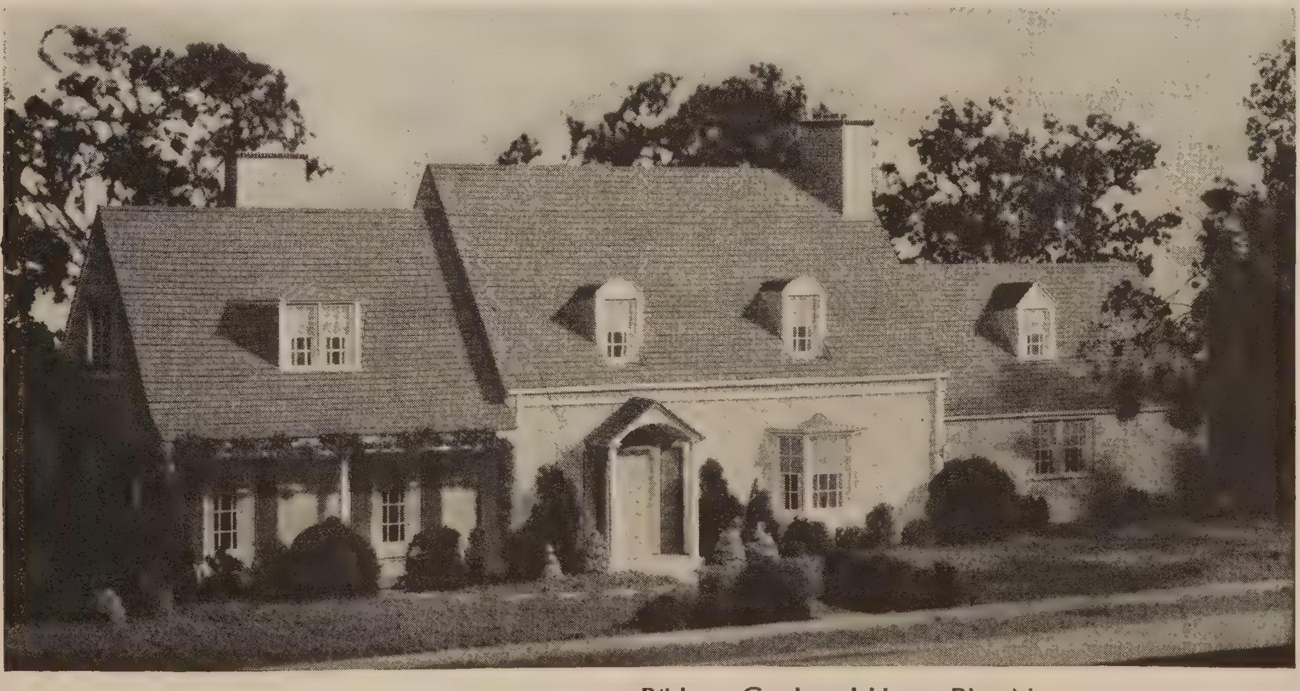
The treads and handrail of the stairs are of birch, stained and waxed to a dark mahogany color. The baseboard and wall string of the stairs may be black to give an accent to the color scheme, and also to perform a practical service in housekeeping.

Wide, random-width oak planking, screwed down and pegged, covers the floors of both hall and dining-room, while strip oak flooring is used in the remainder of the house, with two exceptions—kitchen and lavatory. Here pine is laid to receive future linoleum.

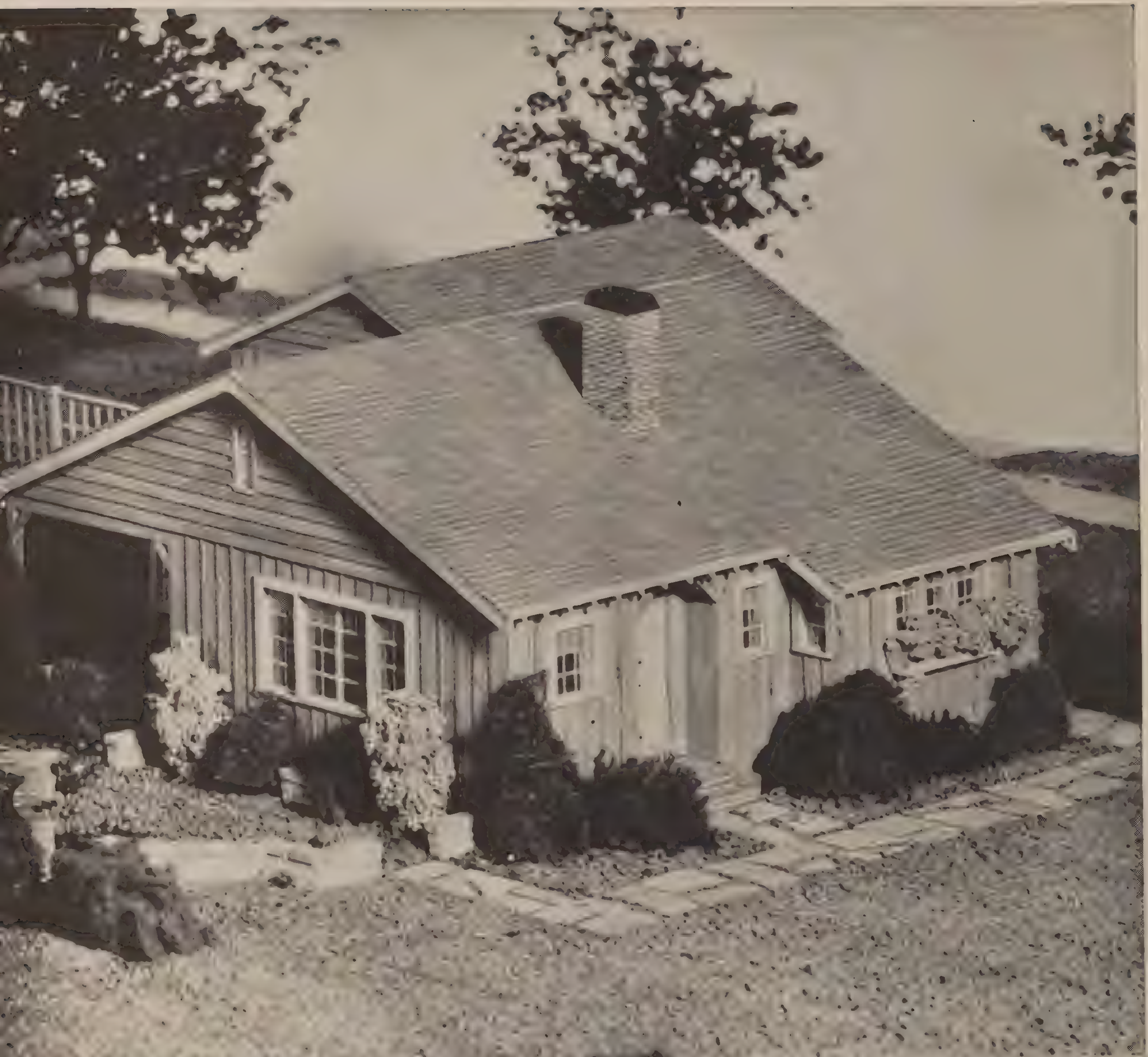
The exterior of the house presents a story and a half of structure. The low horizontal eaves of the roof, topped with dormers, permit pleasing proportions at each of the three stages of development.

Native stone, roughly laid in horizontal beds of white mortar, together with the exterior woodwork painted white, gives, with its informality and cheerfulness, a welcoming appearance. Black slates cover the roof.

Unit Number 3, with its living-room below and bedroom above, completes a charming home

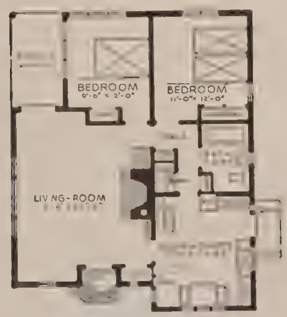


Bildcost Gardened-Home Plan No. 510

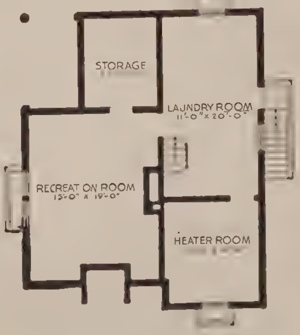


LEFT FRONT VIEW: Vertical accent in the planking and moulded strips give a pleasant feeling of height to the exterior walls

BELOW: The room arrangement, in so small an area, is amazingly complete and compact, and has many built-in conveniences


BEDROOM
9'-6" × 2'-0"
BEDROOM
11'-0" × 12'-0"
LIVING-ROOM

FIRST FLOOR


STORAGE
LAUNDRY ROOM
11'-0" × 20'-0"
RECREATION ROOM
15'-0" × 19'-0"
HEATER ROOM

BASEMENT

Bildcost Gardened-Home Plan No. 602

"Come Hither" House

By Ethel M. Crosby, ARCHITECT

DUBBED the "Come Hither" House it was, because, besides being convenient according to modern home-making standards, and as comfortably snug as a bug in a rug, this little gardened home has that quality which architects call "lure." The more you look at it the more attached to it you become. It has the simple, distinctive design characteristic of Bildcost Plans.

If you're looking for a 4-room house and, what's more, an architectural gem of a little house that won't require a very stout pocketbook to realize, this little house, we'd say, is the end of your search. It's comparatively inexpensive to build; for one reason, because it has the fewest possible angles. Moreover, esthetically, so many little houses could so easily have been as attractive as this one if their owners had employed good architects to supervise their construction. A little attention to proportion—that is, the relation of walls and roof and window and door openings—does, as you can see, make a little house as attractive as a more elaborate one.

ALTHO designed for a 50-foot lot, and sophisticated enough for a suburban neighborhood, "Come Hither" would be quite as much at home in the country. It's finished outside with first-grade battens, planed 1 x 12's, with siding gables, but shingles or shakes could be used quite as effectively. For a new and rather different effect, the outside could be either oiled or varnished, and a bit of brightly colored peasant design added to the little triangles at either side of the front entrance and to the flower box. The windows are small-paned casements, and the front and back doors are handmade, of the Dutch variety which women find especially practical.

THE house inside is finished with fir plywood beautifully grained and easily applied. It could be varnished with one coat, to give a soft orangey tone for the living-room, and painted with a thin coat to show the grain, for the bedrooms.

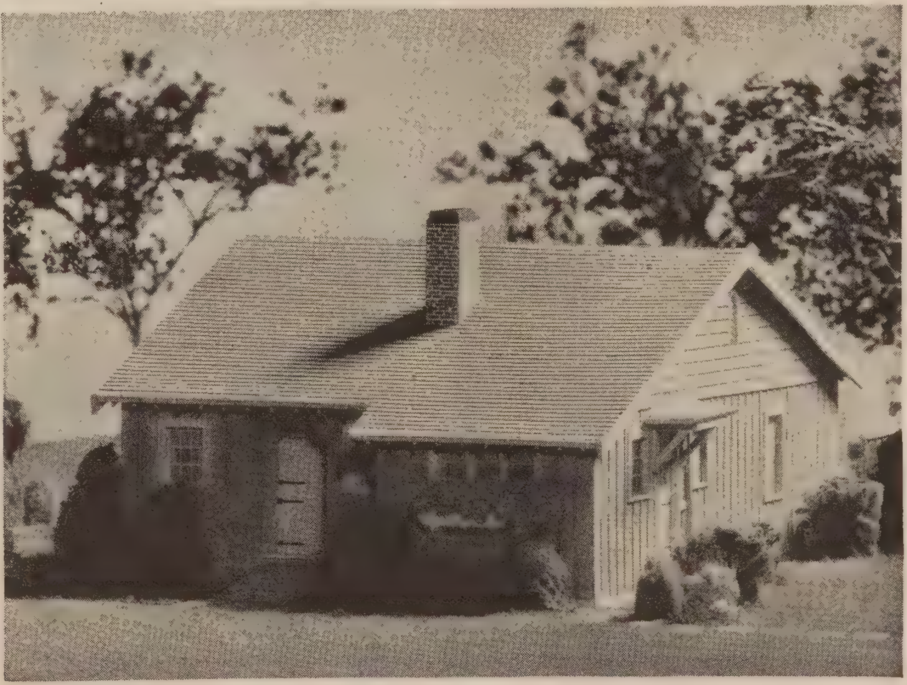
THE house is conveniently and compactly planned, yet spacious, as study of the detailed architectural blueprints will show you if you care to buy them. The living-room has plenty of sunlight thru its east and south windows, and the French doors opening onto a small porch at the back give access to the garden. This porch can be glassed in if you wish.

The kitchen is a homelike room, finished in natural wood with a 3-foot 6-inch wainscot and washable wallpaper above.

In the basement is space for a garage if, instead of the detached garage shown, you wish to have it there and your local building laws permit it. Also in the basement are the heater room and a recreation room. The laundry trays are economically and handily placed below the bathroom plumbing.

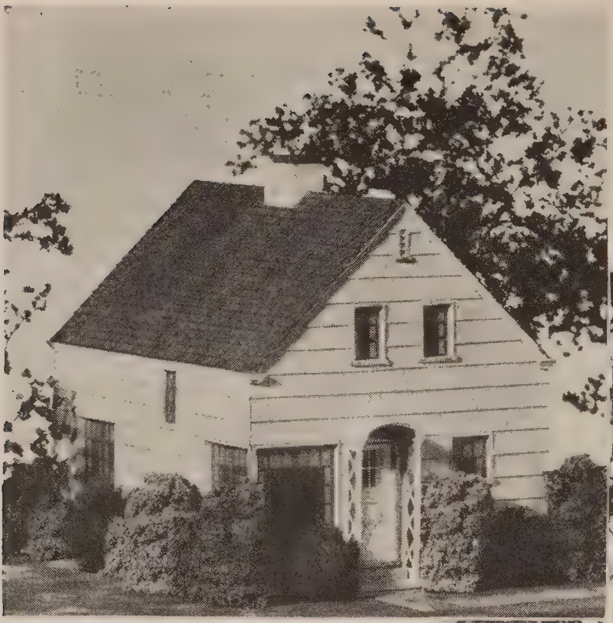
RIGHT FRONT VIEW: Attractive entrances and well-placed windows give unusual distinction to this Bildcost gardened home

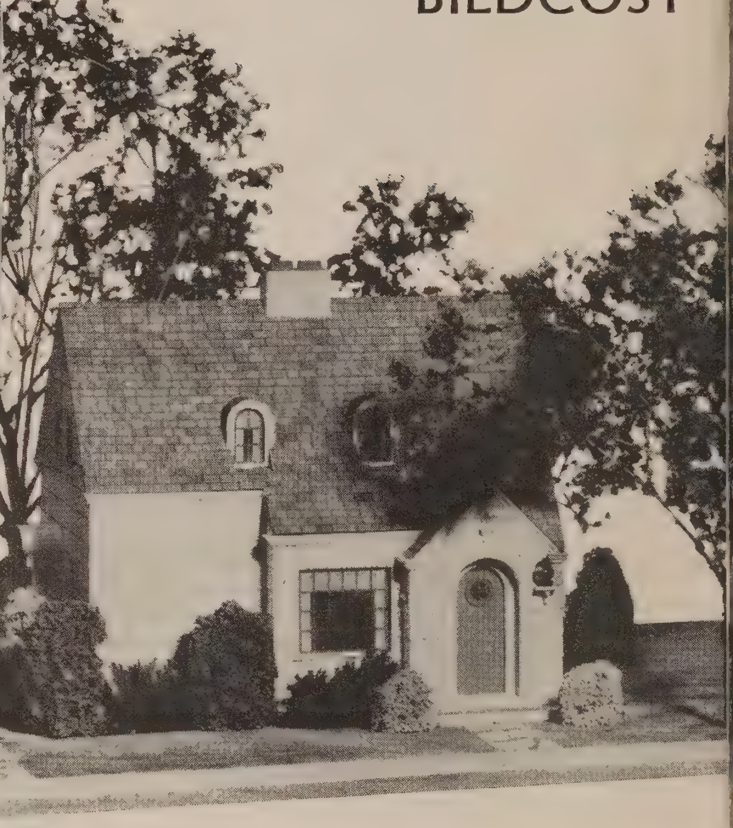
RIGHT REAR VIEW: The porch, opening from the living-room, leads directly to the garden as shown in the photograph below



Bildcost Gardened-Home Plan No. 602

PRESENTING OUR BILDCOST



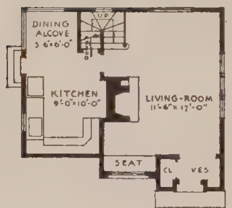


Small in scale but complete for the requirements of a small family, the story-and-a-half Tom Thumb is ideal in arrangement and exterior lines. Above, left rear; right, front view

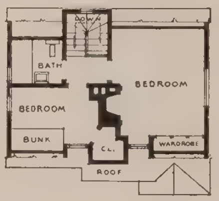
By Silas E. Nelsen

ARCHITECT

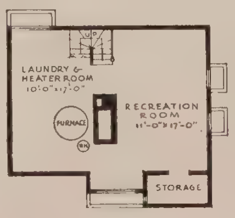
Floor Plans


DINING ALCOVE 5'6"×6'-0"
UP
KITCHEN 9'-0"×10'-0"
LIVING-ROOM 11'-6"×17'-0"
SEAT
CL
VES

The first floor of the story-and-a-half Tom Thumb is compact, yet full of desirable features


DOWN
BATH
BEDROOM
BEDROOM
BUNK
CL.
WARDROBE
ROOF

The second floor contains two bedrooms, both cross-ventilated, a bathroom, and excellent closet space


UP
LAUNDRY & HEATER ROOM 10'-0"×17'-0"
FURNACE
RECREATION ROOM 11'-0"×17'-0"
STORAGE

The basement has all the features of a much larger house, including a good recreation room

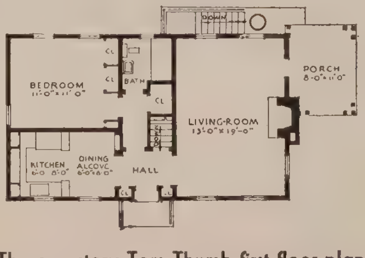
THESE two little gardened homes embody one present-day trend in home design. They're the result of careful study to give you homes which combine the conveniences of the modern apartment and at the same time preserve the best American tradition in architecture.

They'll fill, *Better Homes & Gardens* predicts, a crying need all over America, where the apartment has demonstrated that a small space with practical built-in conveniences is very livable. For they're practically apartments, set down among the flowers, trees, and lawn, but having the added advantage of individual privacy. Their appeal lies in the fact that they're pleasing to the eye, contain ample space for the small family, and are, besides, and more important, inexpensive to build.

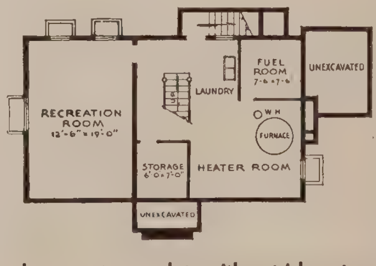
Their exteriors are treated in a simple Early American character. The walls are shown with wide clapboards, but may also be equally attractive built with shingles or split shakes. The plank shutters shown are made of cedar or pine and put together with cleats in the good old-fashioned way.

All the exterior detail is carefully designed and planned to be in perfect harmony with the size of each house and to give an atmosphere of dignity in any setting.

It's unusual to find in plans so small the livable qualities worked into the arrangement and designs. All the com-


DOWN
PORCH 8'-0"×11'-0"
CL
CL
BATH
BEDROOM 11'-0"×11'-0"
CL
LIVING-ROOM 13'-0"×19'-0"
KITCHEN 6'-0"×8'-0"
DINING ALCOVE 6'-0"×8'-0"
HALL
CL
CL

The one-story Tom Thumb first-floor plan

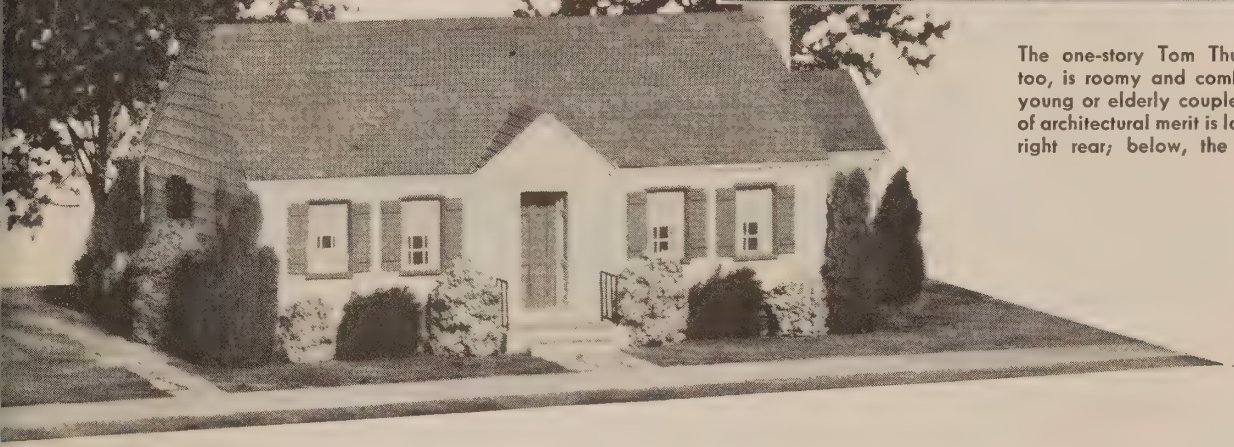

FUEL ROOM 7'-6"×7'-6"
UNEXCAVATED
LAUNDRY
RECREATION ROOM 12'-6"×19'-0"
W H
FURNACE
STORAGE 6'-0"×7'-0"
HEATER ROOM
UNEXCAVATED

The basement, complete with outside entrance

Bildcost Gardened-Home Plan No. 603

Tom Thumb

GARDENED-HOME PLANS



The one-story Tom Thumb home, too, is roomy and comfortable for young or elderly couples. Nothing of architectural merit is lost. Above, right rear; below, the front view

forts of the usual house twice their size are contained in these compact plans. There is, moreover, an abundance of light, without the appearance of the walls being all windows.

In both these gardened homes the full basements permit ample room for a heating plant, fuel storage, nicely lighted laundry, built-in storage lockers, and fruit closets. The large basement sash are set in areaways.

IN THE story-and-a-half Tom Thumb home, entrance is made into a small vestibule directly off the living-room and one step lower. Into this vestibule is built a coat closet, having outside ventilation thru a small louver. The living-room from here, with its fireplace, bay window, and a portion of the stairway showing, presents a homelike picture. The light comes from three sides, thru large windows, which gives this living-room a cheerful atmosphere. The kitchen is laid out in a most modern manner and permits a refrigerator near the rear delivery door convenient to the work counter. The back part of the fireplace forms an interesting brick niche just large enough to back up the range. The bricks are left exposed in this niche, or may be plastered over if you prefer. The cupboards are designed with toe room at the floor, preventing scuffing, and with ample drawers and shelving. They contain storage space for the average small-family needs and for the use of modern electrical appliances. The dining alcove occupies a small space off the kitchen and with its large corner windows, taking up two of the wall spaces, is very cheerful. Entrance to the basement is made from the kitchen, utilizing the space under the second-floor stairway.

THE second floor contains a complete bathroom large enough for any small home, and its location, just off the hallway, is convenient to the bedrooms and the first floor. The smaller bedroom has a very interesting built-in bunk, utilizing the sloping portion of the roof, and is built of knotty pine. There are also a built-in closet and windows on two walls, making this an ideal room for any age. The larger bedroom contains built-in wardrobes, a fireplace, and has windows on two walls, permitting cross-ventilation.

THE one-story Tom Thumb gardened home has its entrance opening into an entry hall, from which all rooms may be entered. The two coat wardrobes directly off the entrance are a practical built-in feature. Entrance to the basement is made from this entry hallway.

The fireplace, low ceiling, and windows on three sides in the living-room make it very pleasant. The plan calls for either a wood-panel wall on the fireplace side or an alternate vertical-plank scheme which tends to keep this room in harmony with the exterior.

The size of the bedroom is ample, and two arrangements are possible for locating a double bed or twin beds. The wardrobe is built in and has storage space equal to a closet twice its size. The bathroom arrangement permits easy access to all rooms of the house, and by closing the hall door the bedroom and bathroom are made into a private apartment. An arrangement of kitchen and dining alcove that has proved most satisfactory in many small apartments has been successfully worked into the plan. In the kitchen are well-laid-out cupboards, refrigerator, range, and storage spaces.

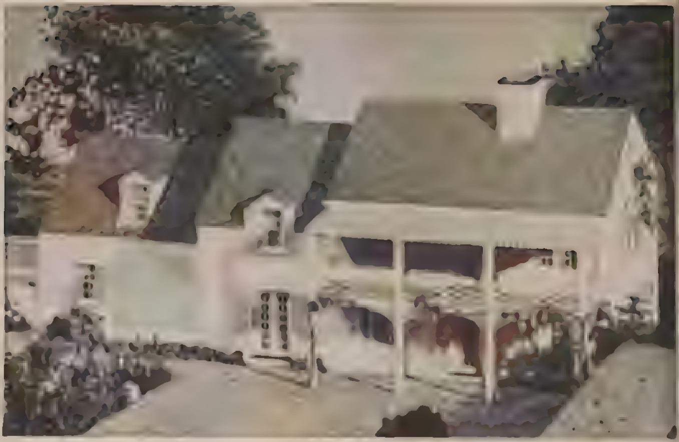
IN ALMOST every room of both gardened homes are other studied conveniences, including cupboards, medicine chest, and linen closets.

Better Homes & Gardens advises you not to build either of these homes, or any other Bildcost Gardened Home, without supervision of a good architect. Instead of costing you additional money, he'll save you money, and insure your getting, besides good design, sound and good construction.

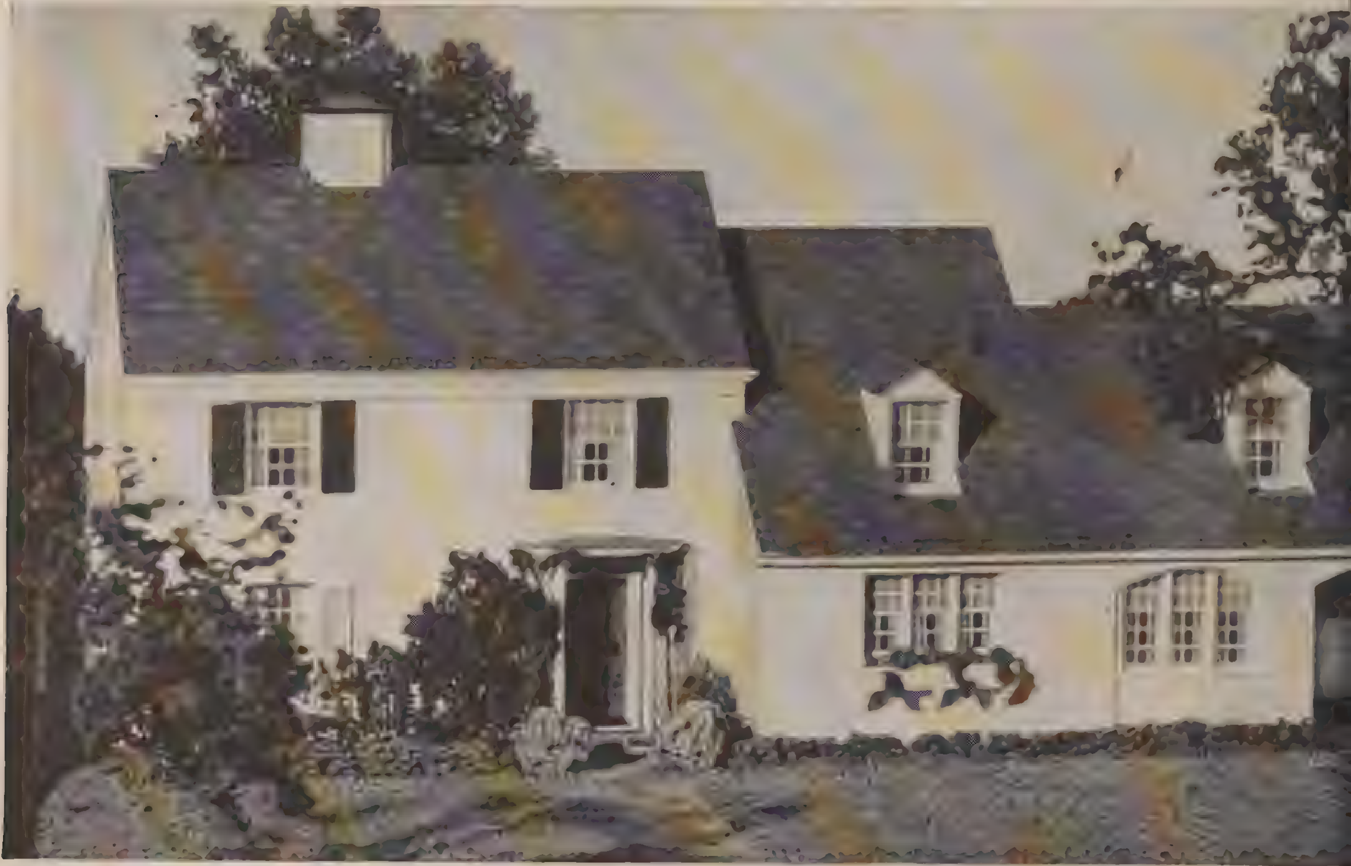
Bildcost Gardened-Home Plan No. 603

A HOME OF DISTINCTIVE MERIT

Verna Cook Salomonsky, ARCHITECT



The rear side is a delightful background for the spacious garden



A close-up of the attractive front "face" . . . white-painted brick, green shutters, little dormer windows, casually rambling roofs

AT THE first glance at this Bildcost Gardened Home, we believe you'll notice that it caters to varying moods.

As you've guessed perhaps, all the major rooms—the living-room, library, and dining-room downstairs, and all the bedrooms upstairs—look out on the garden.

The Two-Story Gardened Porch is the theme of this design, and is, on the ground floor, an ample veranda with French doors opening into the living-room and sheltering the curved bay window of the library. The upper porch, level with the second floor, has the advantage of being either open or shaded at the roof.

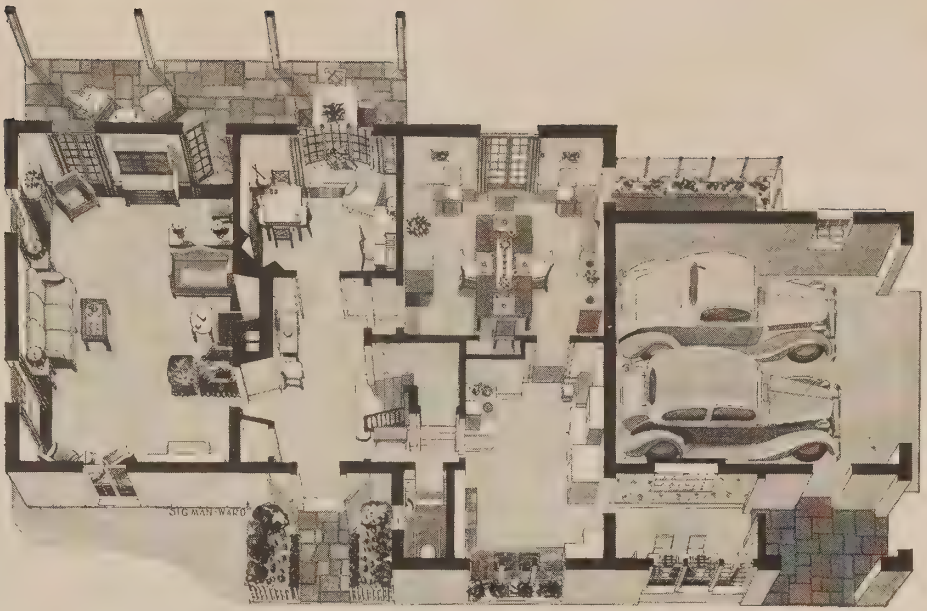
The exterior walls of the home are of common brick, laid 4 inches thick, and veneered to a framework of wood studding. Diagonal sheathing covers the studs, and in turn is covered with a heavy, pliable building paper before the brickwork is commenced. Beneath the brickwork the exterior walls have been completely protected, as has the space between the rafters over the exposed ceilings. In this way we've literally inclosed this house in a complete blanket which will continue to give living comfort and reduce your fuel bills by a third or more for all the years to come.

I painted the exterior brick walls with cement-base paint. The same general effect could have been obtained with any one of a number of ready-mixed masonry paints, all of which have a tendency to seal the pores of the brick and mortar joints and so prolong the life of the walls. To complete the idea of a white house, all the exterior woodwork, with one exception, has been painted white. The exception is the two pairs of shutters on the second story of the street side, where we thought a touch of midnight green would give a note of richness to the house.

Bildcost Gardened-Home Plan No. 604

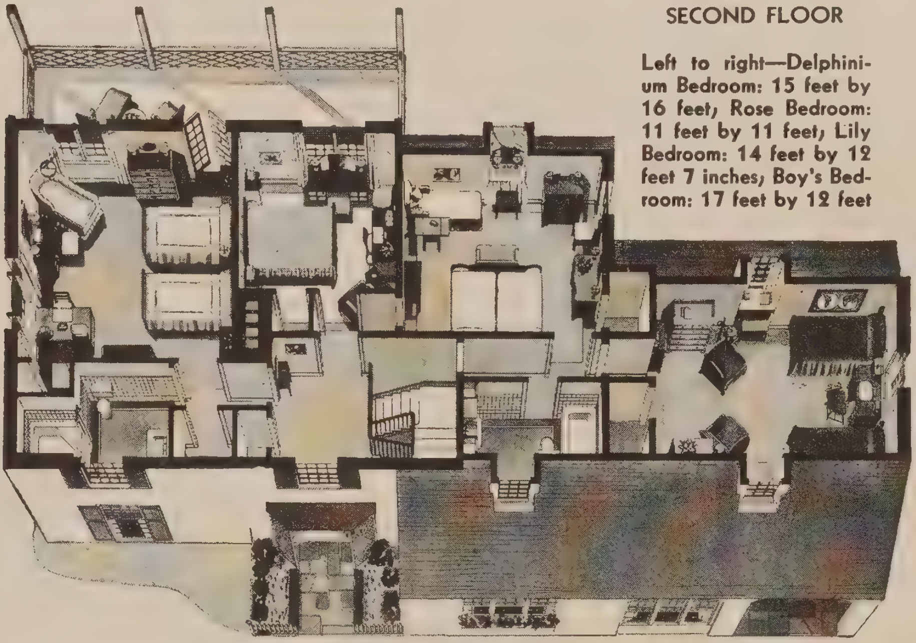
FIRST FLOOR

Left to right—Living-Room: 15 feet by 23 feet; Library: 11 feet by 9 feet 8 inches; Dining-Room: 14 feet by 14 feet; Kitchen: 9 feet 8 inches by 12 feet; Breakfastry: 10 feet by 6 feet; Garage: 17 feet by 20 feet



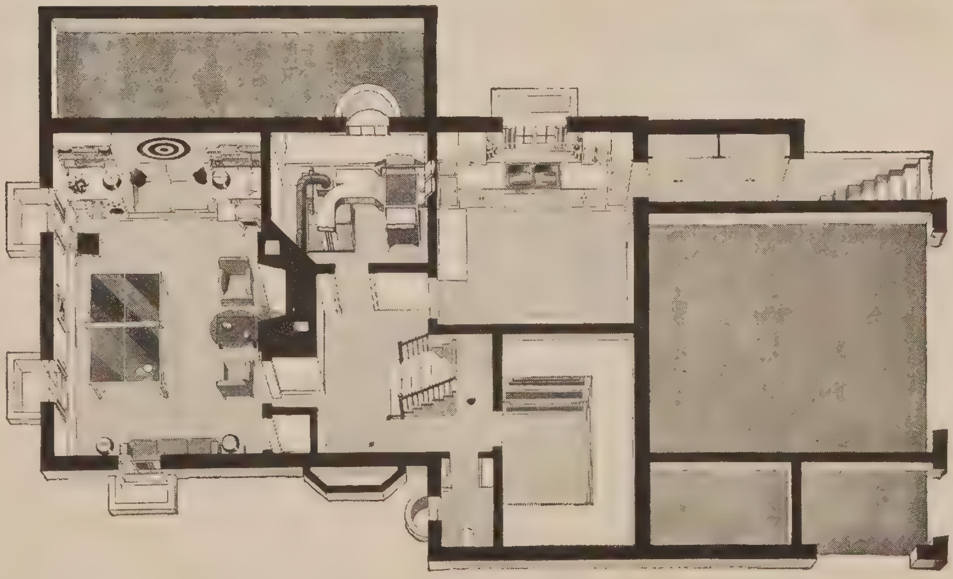
SECOND FLOOR

Left to right—Delphinium Bedroom: 15 feet by 16 feet; Rose Bedroom: 11 feet by 11 feet; Lily Bedroom: 14 feet by 12 feet 7 inches; Boy's Bedroom: 17 feet by 12 feet



BASEMENT

Left to right—Game Room: 16 feet by 22 feet 6 inches; Heater Room: 11 feet by 9 feet 3 inches; Laundry Room: 13 feet 6 inches by 13 feet 6 inches; Storage Room: 9 feet by 15 feet

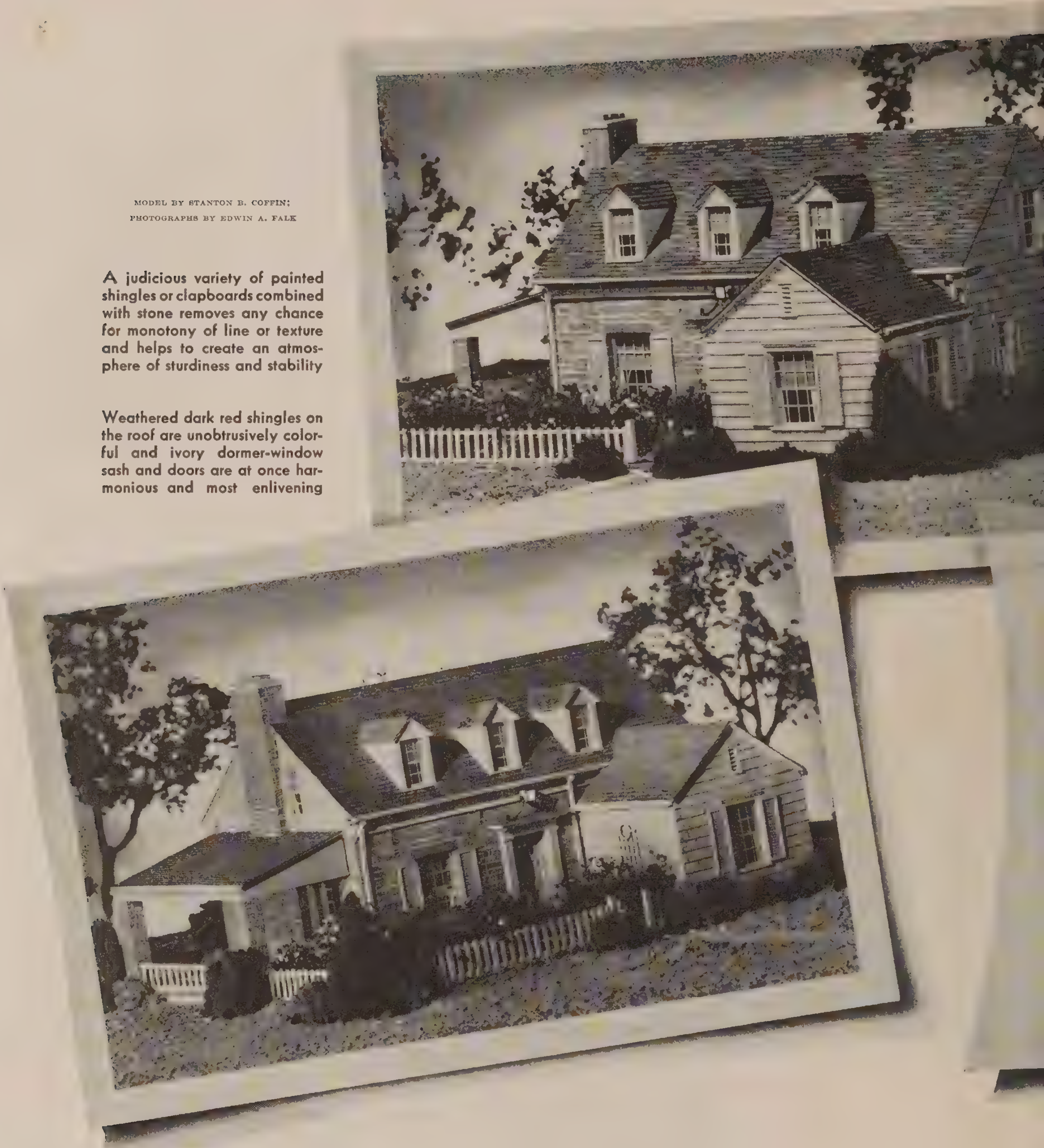


Bildcost Gardened-Home Plan No. 604

MODEL BY STANTON B. COFFIN;
PHOTOGRAPHS BY EDWIN A. FALK

A judicious variety of painted shingles or clapboards combined with stone removes any chance for monotony of line or texture and helps to create an atmosphere of sturdiness and stability

Weathered dark red shingles on the roof are unobtrusively colorful and ivory dormer-window sash and doors are at once harmonious and most enlivening

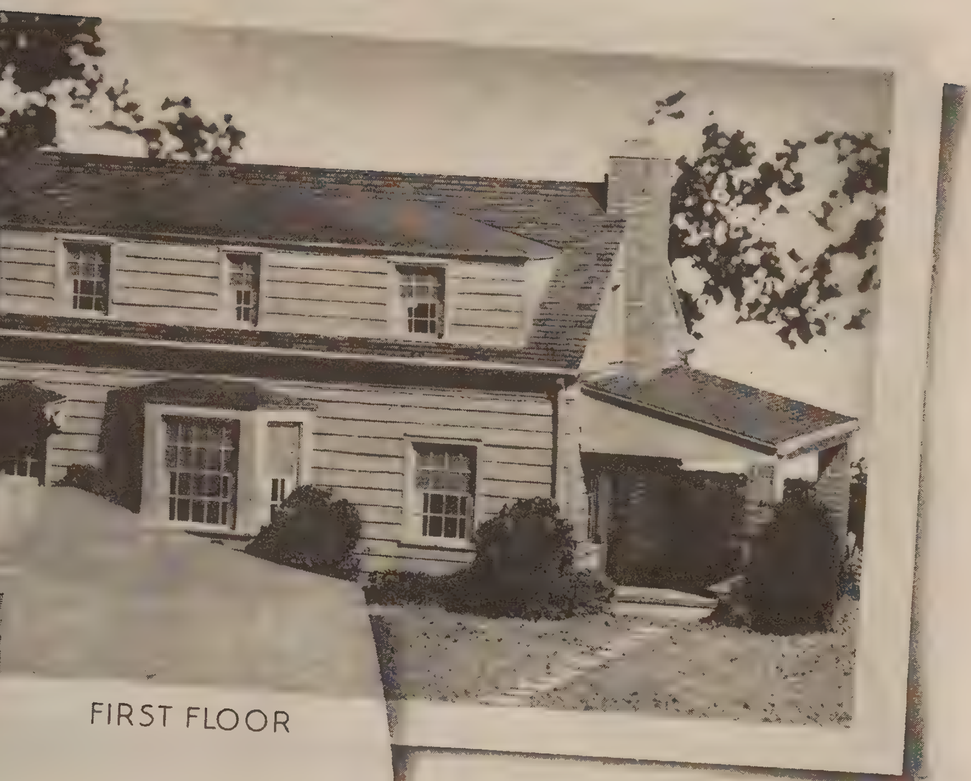


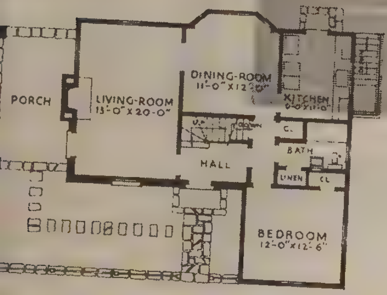
A Little Big GARDENED HOME THAT HAS EVERYTHING

By Elliott Lea, ARCHITECT

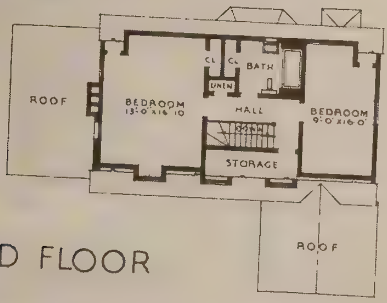
Bildcost Gardened-Home Plan No. 605

The lines of the house, with the horizontal strongly accented to heighten the illusion of unusual breadth, are pleasant and restful

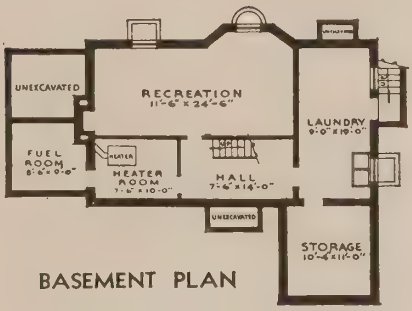



PORCH
LIVING-ROOM 13'-0" X 20-0"
DINING-ROOM 11'-0" X 12'-0"
KITCHEN 9'-0" X 11'-0"
UP
DOWN
CL
BATH
HALL
LINEN
CL
BEDROOM 12'-0" X 12'-6"

FIRST FLOOR


ROOF
BEDROOM 13'-0" X 16'-10
CL
CL
BATH
LINEN
HALL
DOWN
STORAGE
BEDROOM 9'-0" X 16'-0"
ROOF

SECOND FLOOR


UNEXCAVATED
RECREATION 11'-6" X 24'-6"
LAUNDRY 9'-0" X 19'-0"
FUEL ROOM 8'-6" X 9'-0"
HEATER
HEATER ROOM 7'-6" X 10'-0"
HALL 7'-6" X 14'-0"
UNEXCAVATED
STORAGE 10'-6" X 11'-0"

BASEMENT PLAN

TWO outstanding characteristics set this house apart from the average—its small over-all size, making it economical to build and to maintain, and its unexpectedly complete and generous living facilities.

Of almost doll-like proportions, it nevertheless approximates in plan and in number and size of rooms those houses generally beyond the average purse. As you can see, it has within its small area six major rooms, two bathrooms, a lower and an upper hall, and an adequate and well-lighted storage space. It isn't a tricky house, there are no double-purpose rooms, it doesn't demand any especially designed furniture to make it livable, and it doesn't require that its occupants change their mode of living.

It has all the rooms custom and social usage, as well as downright necessity, dictate, but it's held to its economical and delightful size because each room is planned for function rather than for mere space.

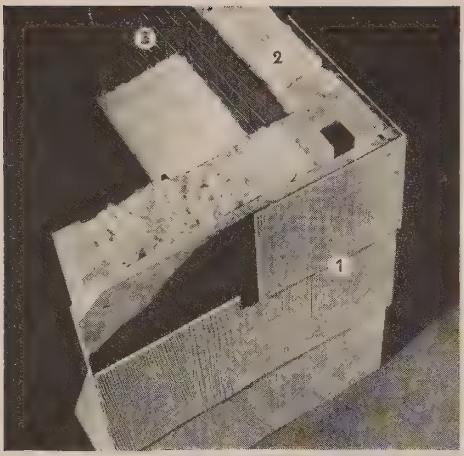
IN ITS plan as well as in the design of its exterior and interior appointments, the house speaks of comfort, ease, and dignity. It's adaptable to a wide lot or a narrow one, merely by turning it one way or the other. And its cost may readily be controlled and brought within any average budget merely by limiting or extending its appointments and the quality of its material.

THE style of the exterior might, for want of a better term, be called Early American; it does, in its details, claim some kinship with that period. But really, in design this house stands on its own feet. It's a sincere and frank expression of its purpose, which is to attain a home of more than ordinary comfort and distinction for an extremely moderate price.

Bildcost Gardened-Home Plan No. 605

IT'S
Fault-proof

By George B. Hall, ARCHITECT



PHOTOGRAPH, COURTESY OF JOHNS-MANVILLE

The picture story of the triple-insulated method of construction: 1, asbestos shingles on exterior walls (also on roof); 2, wall-thick bats of rock-wool insulation fill hollow between the studs; 3, steel wire-reinforcing mesh plaster walls eliminate falling plaster and greatly reduce probability of cracks

AMONG the most outstanding features of this Bildcost home are the wall and roof materials and construction. It's triple insulated. Don't think for a moment that this implies any new, untried method, available only in certain sections and under special conditions. On the contrary, the house is of frame construction, in the manner familiar to every carpenter in the country. And the material can be had anywhere in these house-conscious United States.

On the outside of the studs there's sheathing and then building paper in the usual manner. But on the very outside is a new type of asbestos shingle which should be welcome news to everyone contemplating building a new house or renovating the outside of an old one. It's absolutely fireproof. True, there have been fireproof shingles before, but not until recently did they simulate the variation or the texture of real wood. There's now available, however, an asbestos wood-textured shingle in a light gray (or off-white) color. It's also available in other colors.

Between the studs there's rock wool. At all seasons of the year it will keep the temperature on the outside and on the inside from getting friendly with each other. More than that, should a fire start thru any mishap, such as a short-circuit, it wouldn't get much encouragement from non-inflammable rock wool, packed closely from top to bottom between all studs.

The interiors are plastered on a new steel wire-reinforcing mesh which is imbedded in the plaster and greatly reduces the probability of cracks. Furthermore, the steel-wire mesh construction strength-

A bay window below and three half-dormers above add a great deal of interest to the rear of the home

MODEL BY STANTON B. COFFIN; PHOTOGRAPHS BY EDWIN A. FALK

Bildcost Gardened-Home Plan No. 606

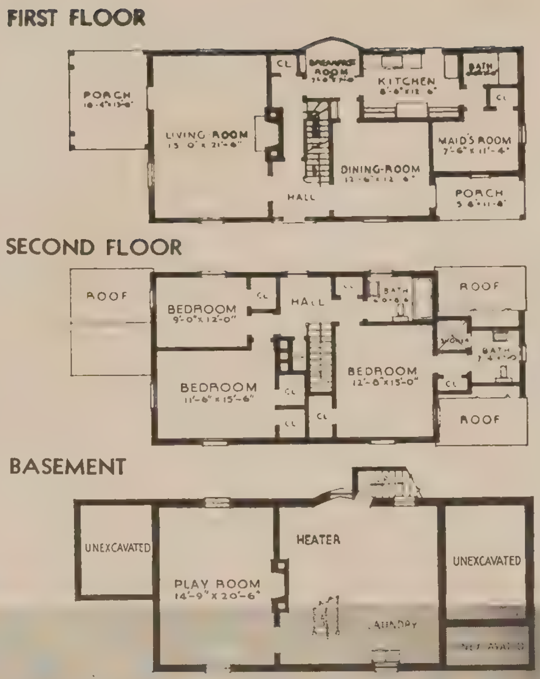
ens the plaster slab, eliminates lath marks (thus reducing redecorating costs), and minimizes the fire hazard in walls and ceilings.

The house is protected from fire on the roof and on the sides by its asbestos roof and wall shingles. Termites will be unable to force an entry or to devour the wall material. The plaster won't crack, or negligibly, if at all, because of the special wire mesh which takes the place of ordinary lath.

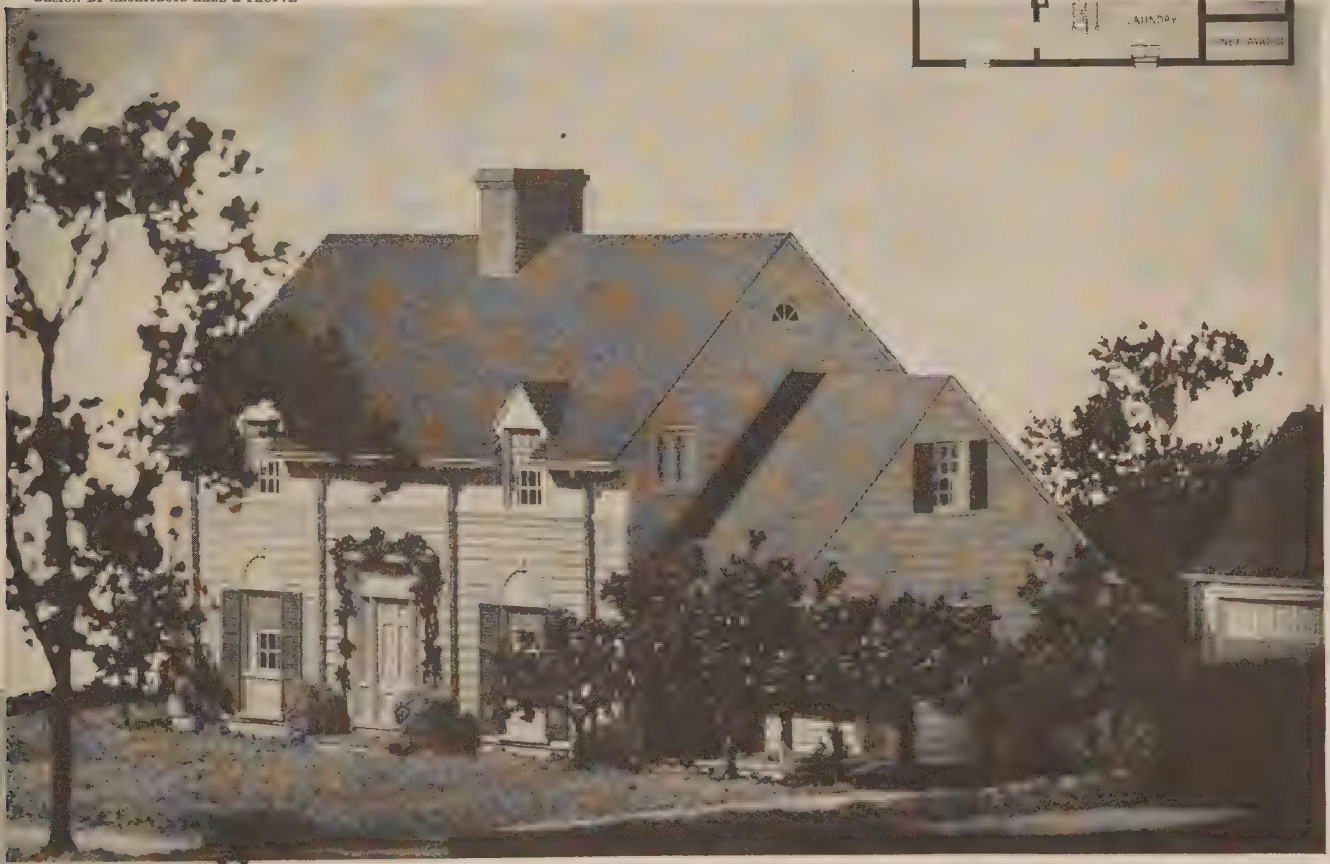
The most popular plan in America has the stairs in the center, living-room to one side, while to the other are dining-room and kitchen. This triple-insulated Bildcost Gardened Home follows this general pattern, but not without adding some improvements. First, there's the breakfast room to the rear of the stairs, and more than merely having a window, it boasts a curved bay. Conveniently near the kitchen are the maid's room (or study, if you prefer) and bathroom, thus keeping all the plumbing concentrated. Two of the most enlivening features are the porches, a small one leading from the dining-room, and therefore well adapted to informal summer meals, and one larger porch off the living-room.

There are, as you can see, two ample bedrooms, plus one smaller one, and two bathrooms. The positions of doors and windows have been given careful consideration so that in all rooms the beds have a choice of walls.

This house is of importance to you whether you contemplate building this particular type of house or not. Tho you may not intend even to do any remodeling right now, its materials and construction are worth your consideration. Sometime, somewhere, somehow you'll be faced with the problem of making some house fireproof, termite-proof, expense-proof. When that happens look up the construction and specifications for this triple-insulated house, for regardless of the initial cost, it will save you many dollars: in peace of mind, in protection, in insurance rates, and in repair bills.



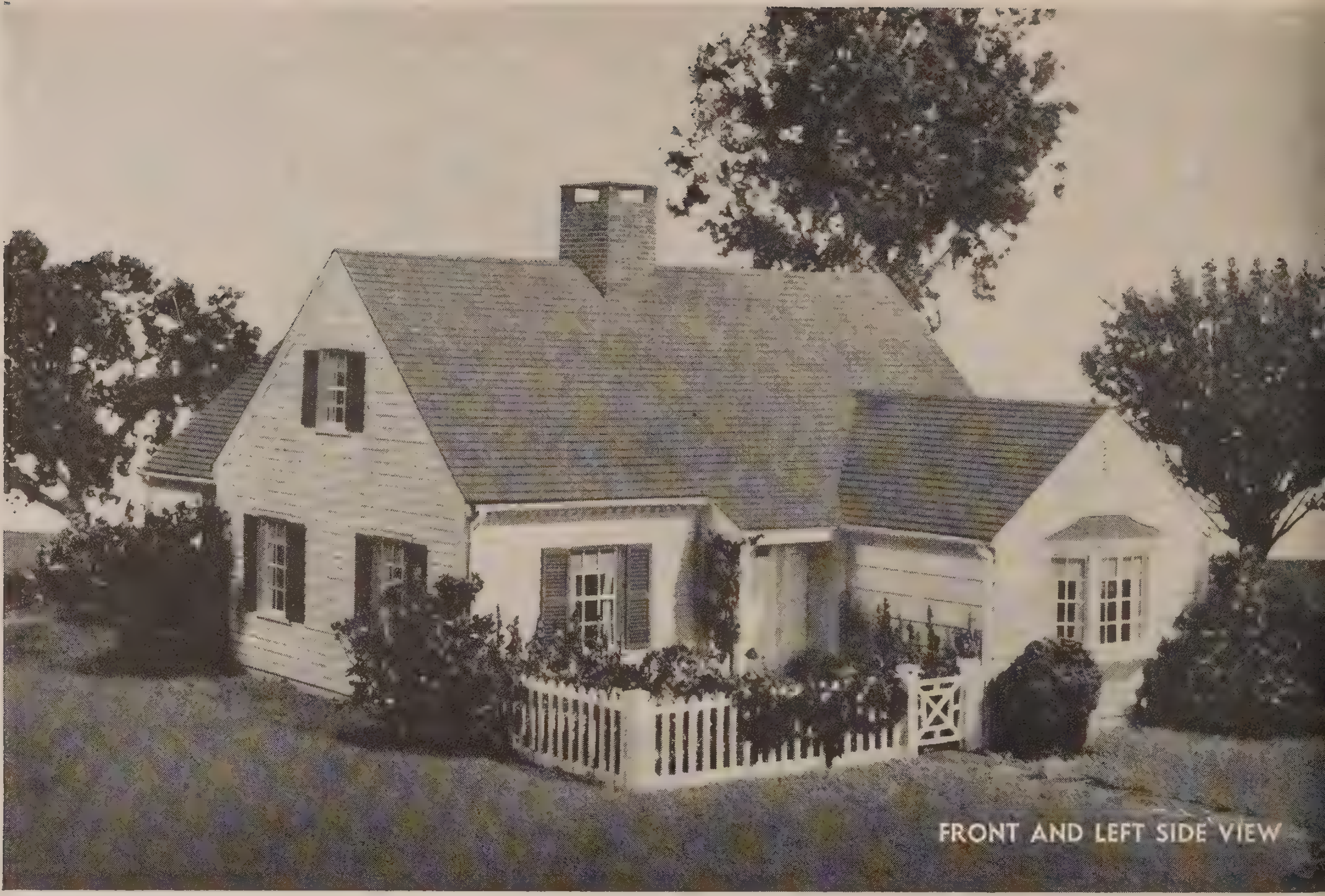
DESIGN BY ARCHITECTS HALL & PAUFVE



Balanced by a wing on one end and a porch on the other, the house has unusual breadth and dignity

Fan-light window arches and a decorative frieze below the eaves distinguish this view of the home

Bildcost Gardened-Home Plan No. 606


FRONT AND LEFT SIDE VIEW

CONVERTIBLE COLONIAL

By Theodore W. Davis, ARCHITECT

A Home That Can Be Adapted to Family Requirements

Bildcost Gardened-Home Plan No. 609

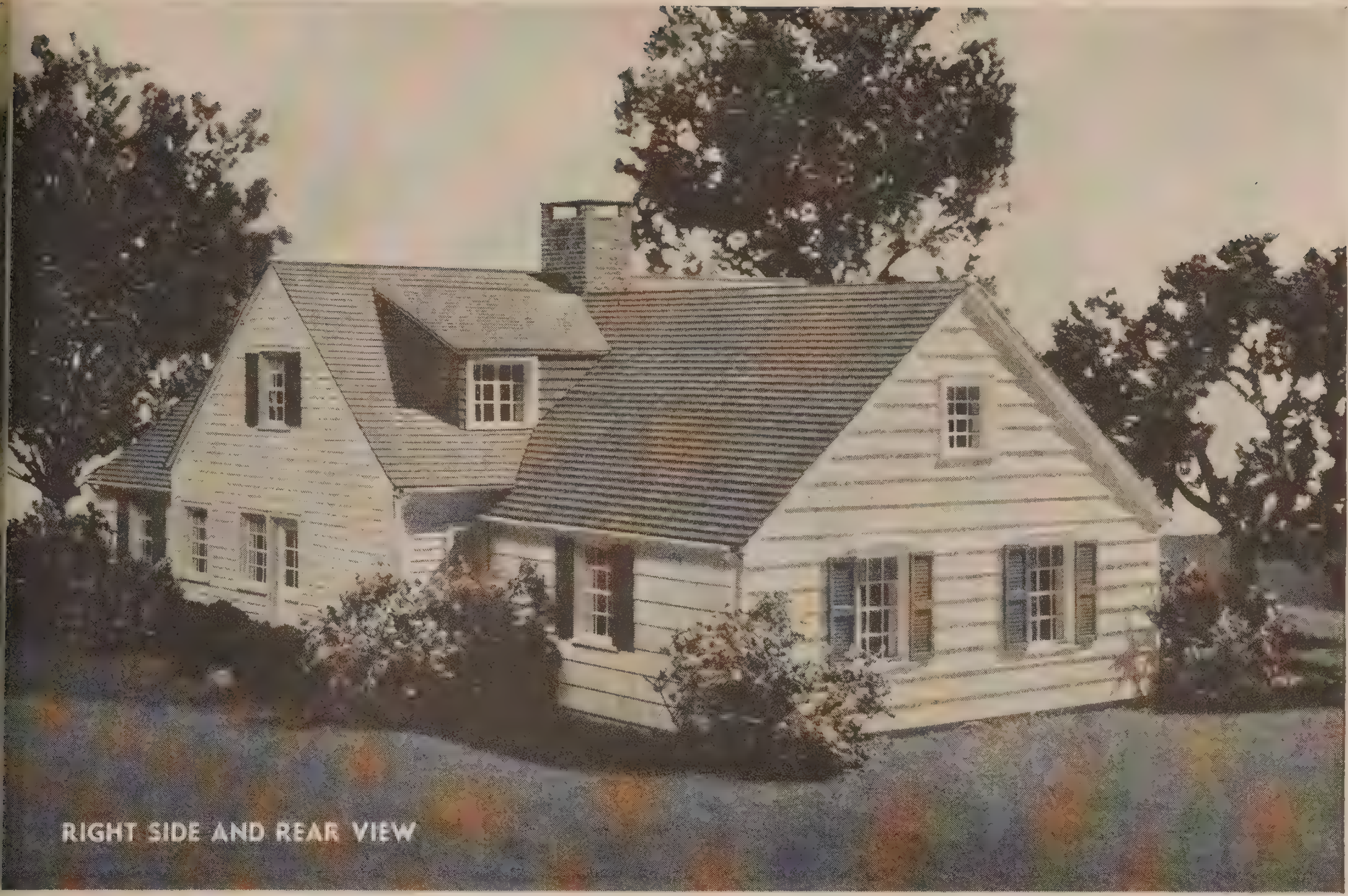
ADAPTABILITY to widely varying family requirements is the feature of this *Better Homes & Gardens* Bildcost plan for an informal Colonial cottage. It can be any size you care to make it—a complete and charming bungalow for the small family, since the second-floor bedrooms needn't be finished at first. Yet in its completed state it has four double bedrooms.

"Convertible Colonial" can also be a comfortable home and office for the man whose vocation makes it desirable to conduct his business affairs in his own house, for the dining-room, as you'll notice, can be completely shut off from the living quarters and converted into shop, office, or study.

The arrangement of the front hall does other things for you besides shutting off the dining-room. The stranger coming to your door doesn't step into the bosom of your family—or should I say on it? There's no direct view into your main room. Instead, your visitor steps into a hall large enough to contain a chair for him to sit on. Altho he may not appreciate it, you'll be thankful for the ample coat closet that eliminates the need for coats to be strewn about. You'll also like the step-saving feature of a kitchen entrance to the front hall.

The plan is so arranged that the maximum of privacy is assured for everyone. The kitchen is separated from the living-room, and from the dining-room as well. And have you noticed the careful placing of the closets in the downstairs bedrooms? They act as sound-deadeners, insuring quiet for the occupants of the rooms.

Speaking of closets, have you observed that there are two linen closets downstairs? One of these closets is located in the hall and is very convenient for bed



RIGHT SIDE AND REAR VIEW

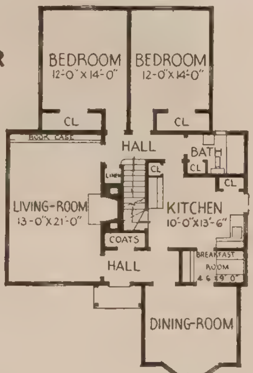
MODEL BY STANTON B. COFFIN; PHOTOGRAPHS BY STANLEY

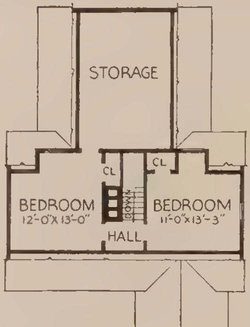
linen and blankets. The other is in the bathroom and is handy for towels, soaps, cleansers, and other bathroom supplies. There are linen drawers in the front wall at the head of the stairs, as well.

OBSERVE in the photographs that the general outline of the floor plan is arranged to fit on the typical small rectangular lot. There are stock materials used thruout, an economical feature. Suggested materials are wood shingles and white clapboards. This finish is the most fitting, as well as the least costly, for this architecture.

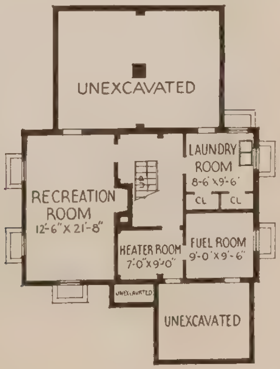
It's possible, however, to substitute common brick as an exterior wall finish, since its rough texture is similar in effect to the rough texture of shingles. If your taste is for a more trim wall finish, white-painted clapboards also could be used on this Bildcost gardened home.

FIRST FLOOR


BEDROOM
12'-0"x14'-0"
BEDROOM
12'-0"x14'-0"
CL
CL
BOOK CASE
HALL
BATH
CL
CL
LIVING-ROOM
13'-0"x21'-0"
KITCHEN
10'-0"x13'-6"
COATS
HALL
BREAKFAST ROOM
DINING-ROOM

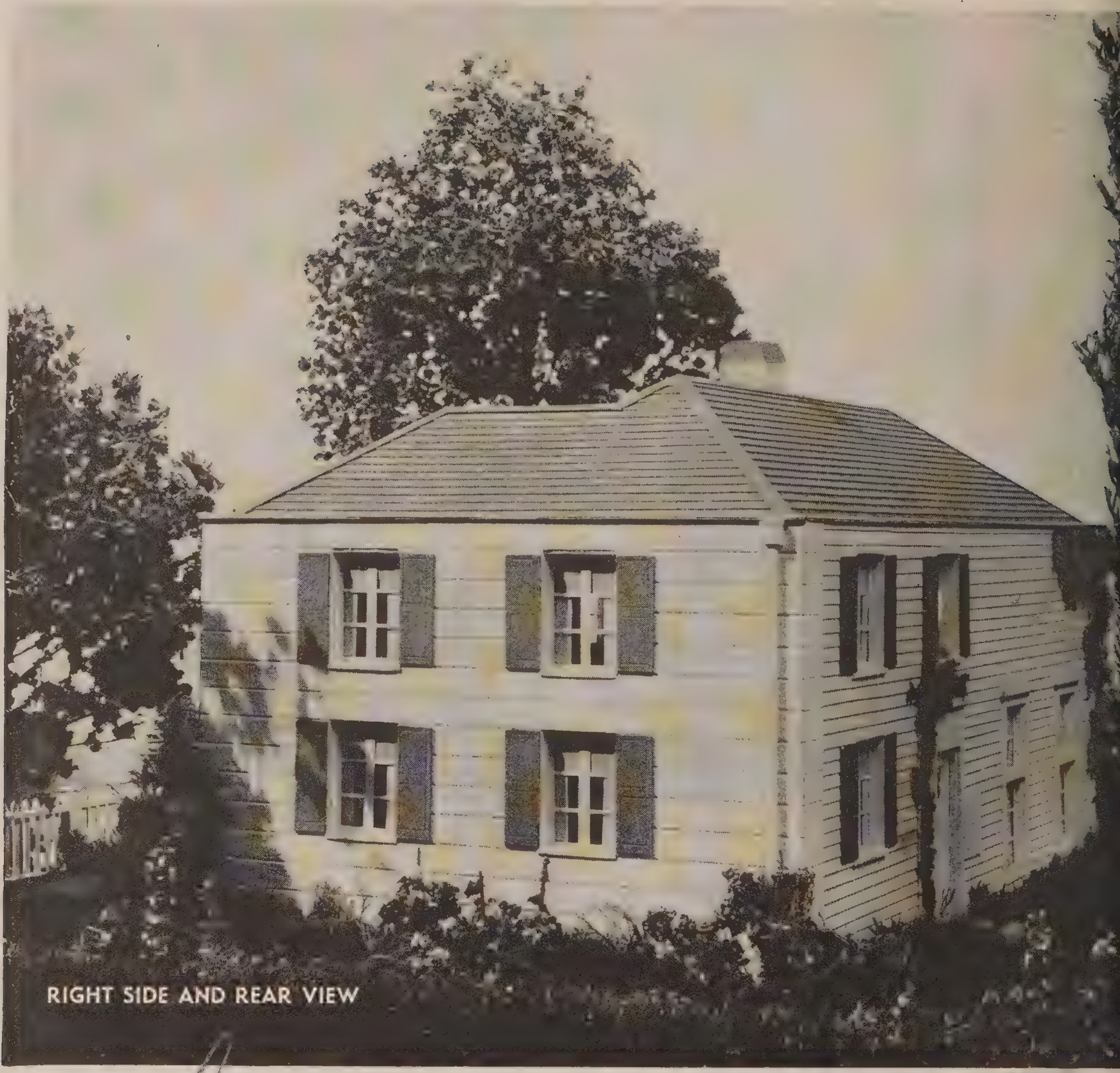

STORAGE
CL
CL
BEDROOM
12'-0"x13'-0"
BEDROOM
11'-0"x13'-3"
HALL

SECOND FLOOR


UNEXCAVATED
LAUNDRY ROOM
8'-6"x9'-6"
CL
CL
RECREATION ROOM
12'-6"x21'-8"
HEATER ROOM
7'-0"x9'-0"
FUEL ROOM
9'-0"x9'-6"
UNEXCAVATED
UNEXCAVATED

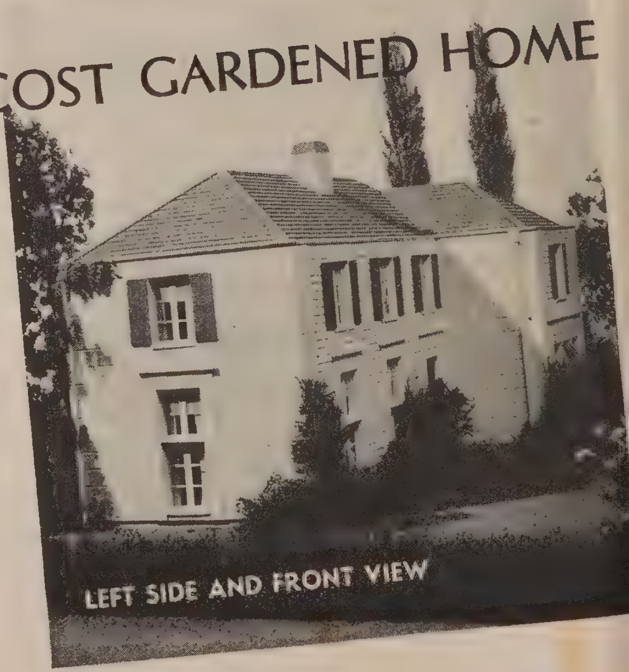
BASEMENT

If there are young folks in your family, whether they're tiny or in their teens, the basement recreation room (see plan at left) will solve many problems. It can be made into a real second living-room. It's well lighted by its three windows. Note that the hall separates it from the heater room and the laundry



RIGHT SIDE AND REAR VIEW

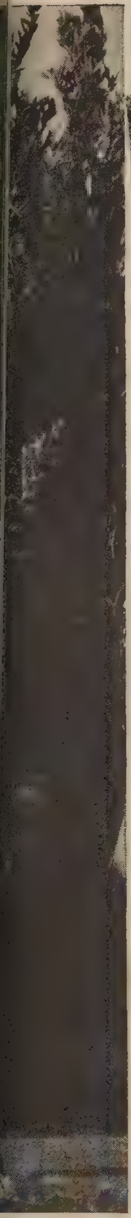
Another SENSATIONAL BILDCOST GARDENED HOME

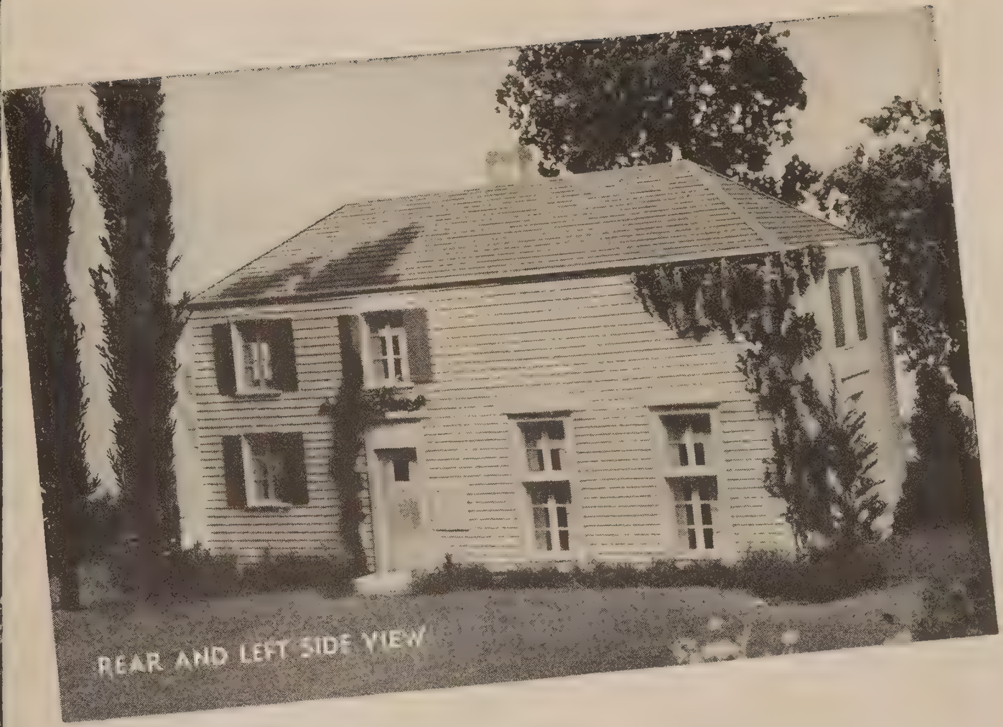


LEFT SIDE AND FRONT VIEW

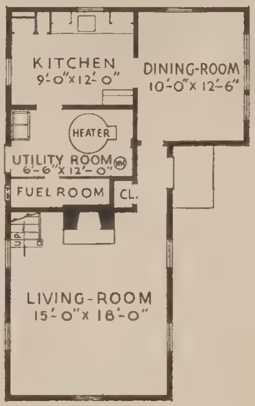
By Architects Louis Skidmore
and Nathaniel A. Owings

Bildcost Gardened-Home Plan No. 611

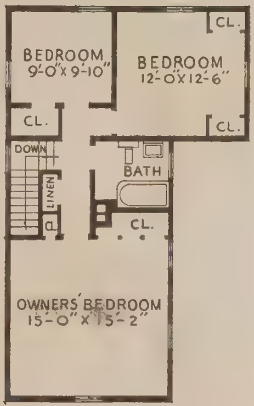




MODEL BY STANTON B. COFFIN;
PHOTOGRAPHS BY STANLEY


KITCHEN 9'-0"x12'-0"
DINING-ROOM 10'-0"x 12'-6"
HEATER
UTILITY ROOM 6'-6"x 12'-0"
FUEL ROOM
CL.
LIVING-ROOM 15'-0"x 18'-0"

FIRST FLOOR



SECOND FLOOR

THIS house has no basement. The modern heating facilities of today make it possible to provide a compact, good-looking installation which provides winter air-conditioning and a positive warm-air flow. Here the heater is on the first floor!

Our living-room is unusually large and is arranged around the central feature of a fireplace. The entrance door to the house is so arranged as to provide a vestibule to keep the cold, winter air from rushing into the living-room. A dining-room is provided of sufficient size to accommodate ten to twelve people at dinner. We have an unusually large kitchen, with space for a breakfast table, an ironing board, lots of cabinet space for pots, pans, vegetables, and articles that every homemaker must find a place for. A built-in sink with work-tables on either side is also provided.

On the second floor we've arranged one big owners' bedroom, almost the same size as the living-room, with abundant closet space; linen and blanket closets in the hall; a built-in tub and shower in the bath; and two more bedrooms, one medium size and one smaller, each with nice-sized closets. Windows provide ample light and cross-ventilation for each room, with one window providing natural light for the stairway.

THE wall spaces in the bedrooms have been carefully studied to permit twin beds in the owners' bedroom and a single or double bed in the smaller rooms.

The construction of the first floor of a basementless house is a very important matter. We've studied this problem thoroly and thru actual houses already under construction have worked out a completely satisfactory way to guarantee no dampness or moisture or cold coming thru the first floor.

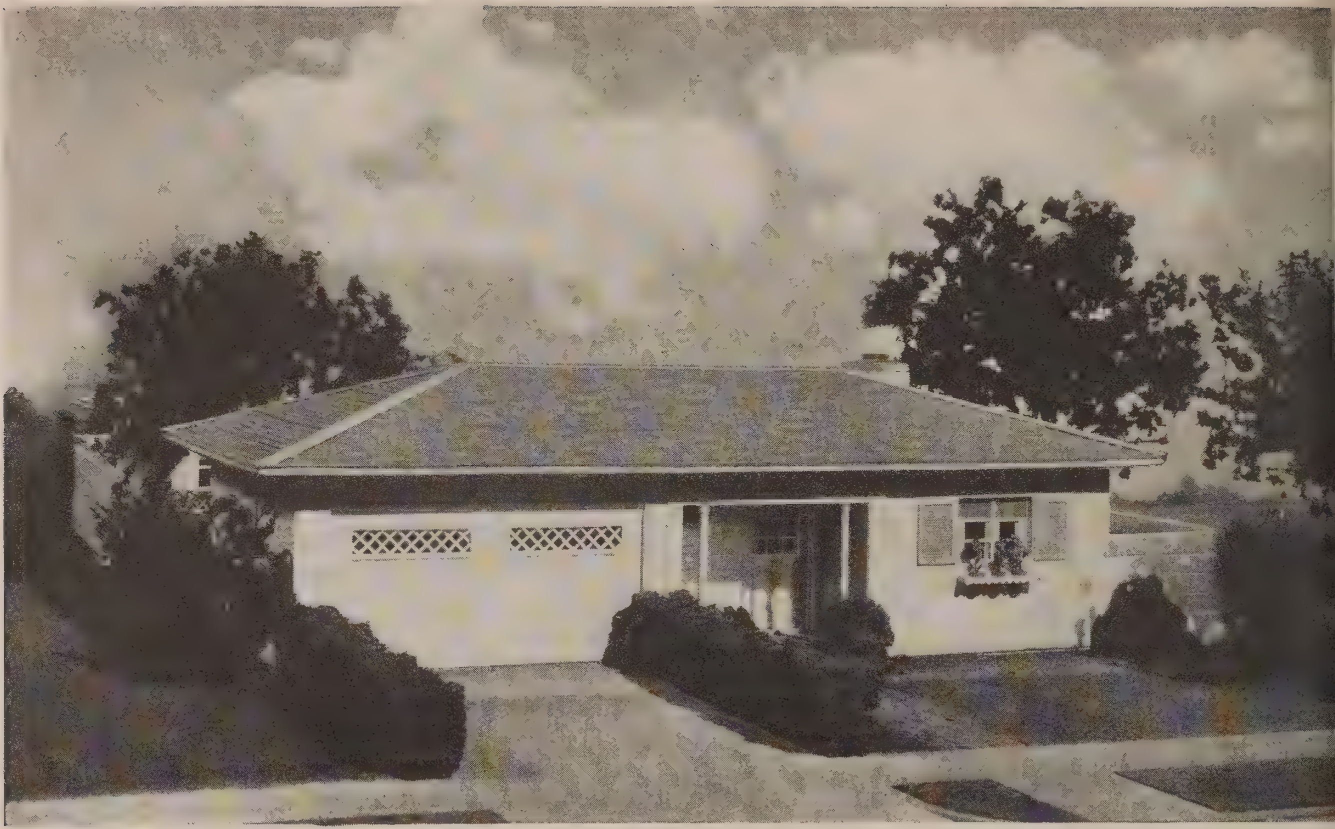
For economical reasons our first floor is constructed of a concrete slab on a heavy layer of cinders, the concrete being thoroly waterproof and tied into a continuous foundation wall which extends around the house and goes down below frostline.

If you'll notice the arrangement of the plan you'll see that the house is essentially quite long in proportion to its width. We suggest placing this house on the lot so that the long way of the house goes across the lot.

The material used on the exterior is probably the least expensive stock type of siding available, the front and the rear being ordinary, narrow, Colonial bevel siding which, combined with the broad, plain surfaces of the windows and door frames, gives a rich contrast in light and shade. The quoins of the ends of the house are V-jointed wide boards, tongued and grooved. This gives a further contrast in light and shade and provides a definite feeling of solidity to the entire composition. By using concealed gutters we gain additional dignity for the house.

We suggest that those who like a touch of color should do the front door itself in a carefully chosen Venetian red or a soft Italian blue. The shutters on the second floor might also be painted the same color. The result will be unusual and pleasing!

Bildcost Gardened-Home Plan No. 611



FRONT AND LEFT-SIDE VIEW

A MODERN Hacienda

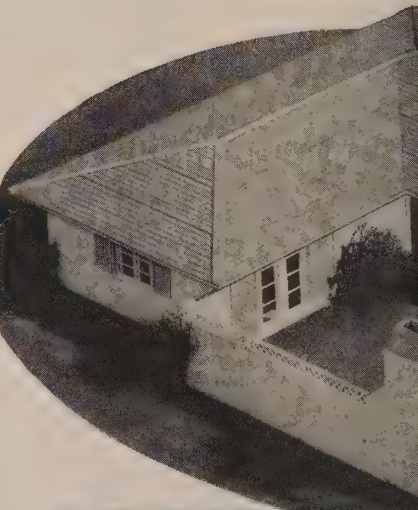
By Howard I. Shaw, Architect

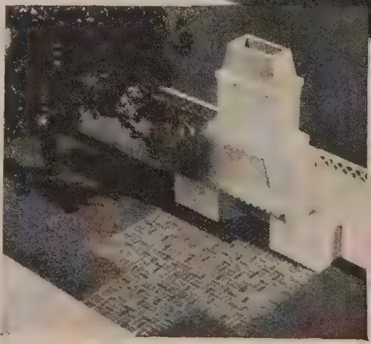
OFFERING complete privacy to every member of the family for both outdoor and indoor living, the patio of this *Better Homes & Gardens* Bildcost Gardened Home not only creates an ideal spot for resting and lounging, but makes virtually every room a garden. Large French doors open from the patio into the various rooms, bringing into the house the clean, sweet smell of the garden, with its flower-laden aroma.

The house's lowness and clean-cut horizontal lines enable it to be successfully placed on any building site. Fitting comfortably on a 50-foot lot, it's extremely simple to landscape by concentrating the planting in the patio. By placing the house close to the street, the lawn and driveway are kept at a minimum.

Due to its rambling plan, the house would usually be expensive to build. This has been overcome by careful, intelligent planning and by eliminating ornament and expensive details. The floors, placed on a concrete base, enable the house to be kept low and make expensive excavation and underpinning unnecessary. This feature insures against termites and dry rot, as well as the annoyance of sagging, squeaky floors. Eliminating the costly basement and furnace space has been accomplished by using a new furnace which is placed on the ground-floor level. A great deal of floor space, moreover, is saved by the elimination of the usual halls and corridors.

BECAUSE wood and brick will always be charming and lasting we've planned the house, using these materials. Notice that the wood is carried in long horizontal lines. Spots of painted brickwork here and there give the wall texture and charm.





In the patio wall is a fireplace

Bildcost Gardened-Home Plan No. 701

The rooms of the house have been treated simply and tastefully in plaster and paper. The master bedroom, opening into the patio, as well as the outside, has its own delightful dressing room and private bathroom. This room, particularly large and comfortable, is blessed, not only with a large, roomy closet, but an ample wardrobe in the dressing room as well. The dressing table will be found ideal, with its mirror flanked on either side by windows. Plenty of drawer space has been provided. Both the master bedroom and dressing room are to be papered. The master bathroom, with its gleaming, tiled walls and separate shower, its soiled-linen hamper, as well as clean-linen cupboard, will be found extremely complete. Light and air from two sides complete its excellence.

A square tub, which is so especially handy when a shower is included, is installed in the other bathroom. By making all piping brass, we have insured against possible rusting and corrosion.

The small hall has everything in it to please the efficient homemaker—a service closet (in which she may keep the vacuum cleaner and brooms), a large linen closet, and a telephone niche.

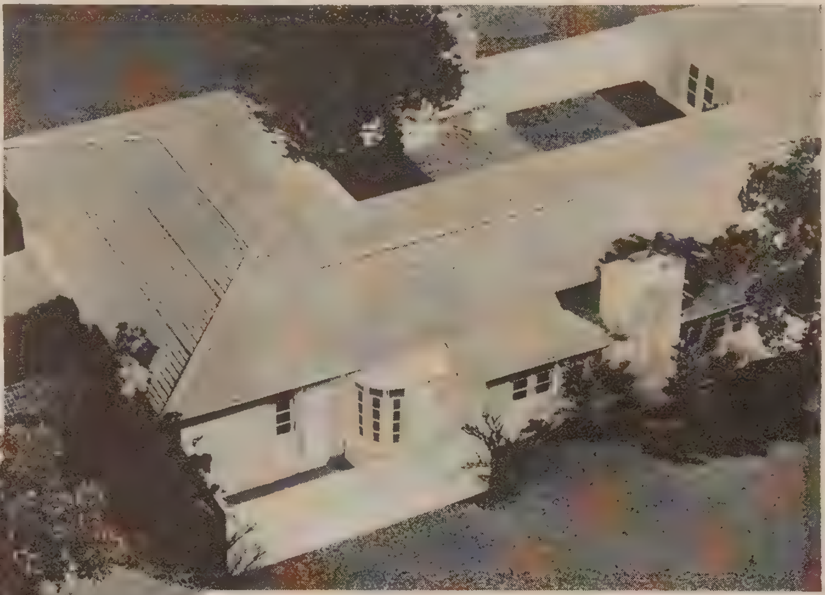
The kitchen has been made very efficient by the use of modern materials and equipment. A large ant-proof cooler in conjunction with the refrigerator will be appreciated. Numerous roomy cupboards with their flush wood doors, which are so easy to keep clean, solve the storage problem. A long tiled drainboard will please any particular housewife. The kitchen, opening directly to a drying and service yard on one side, the laundry and entry on the other, is extremely advantageous. The little window, opening on the entrance porch, proves a godsend. From it the front door may be seen, thus saving time and effort answering the doorbell.

The laundry is completely equipped with shelf and broom space, laundry trays, washing machine, and ironing board.

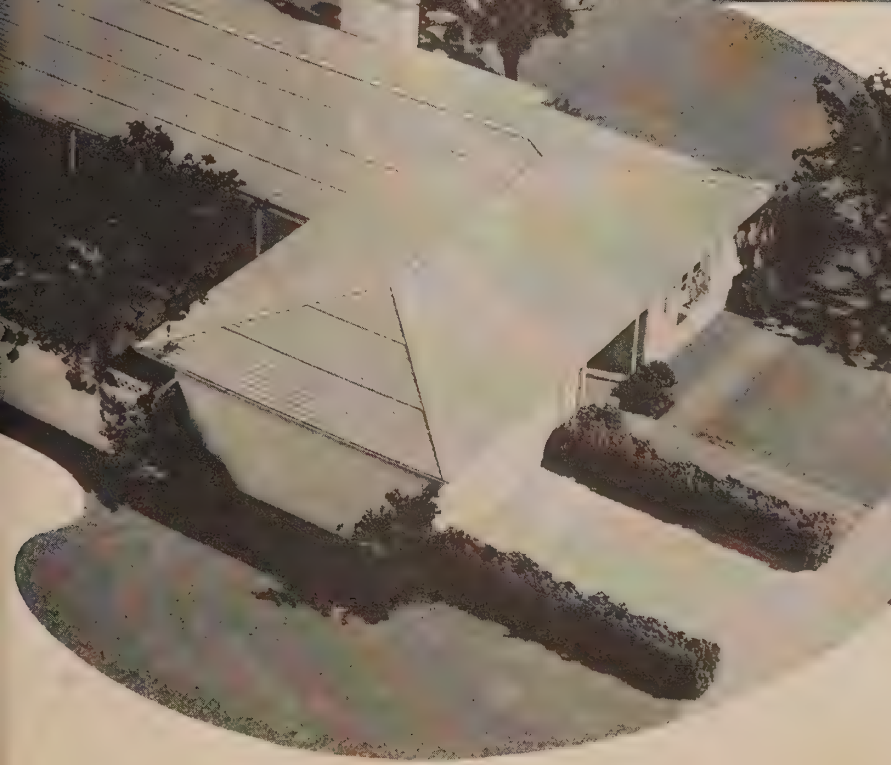
The attached garage will be fully appreciated in wet weather. It is a timesaver, as well as a money-saver. Hedges separate the driveway from the lawn and front entrance walk. Such is its design that any danger from fire or automobile odors is an impossibility.

This home's entirely enclosed patio with its privacy for rest and play, is ideal for the busy mother who wishes to keep her children off the street and to have a watchful eye on them. Even from the laundry she can see them and also enjoy the garden. The patio has been further enhanced for enjoyment by the inclusion of an outdoor fireplace. Cool evenings will find the family gathered in front of it, watching the flames leap. At times a tasty barbecue can be prepared, and it is an ideally private outdoor spot for entertaining.

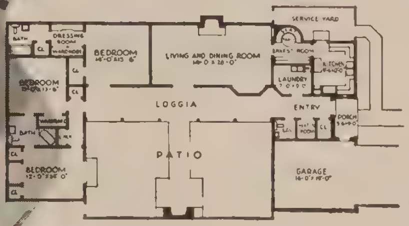
AS SMART and modern as this house is, it will always be in good taste. Finely proportioned, with its enduring materials and gracious plan, it will improve with age, being always a home, and not just another house.



RIGHT-SIDE VIEW



MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY

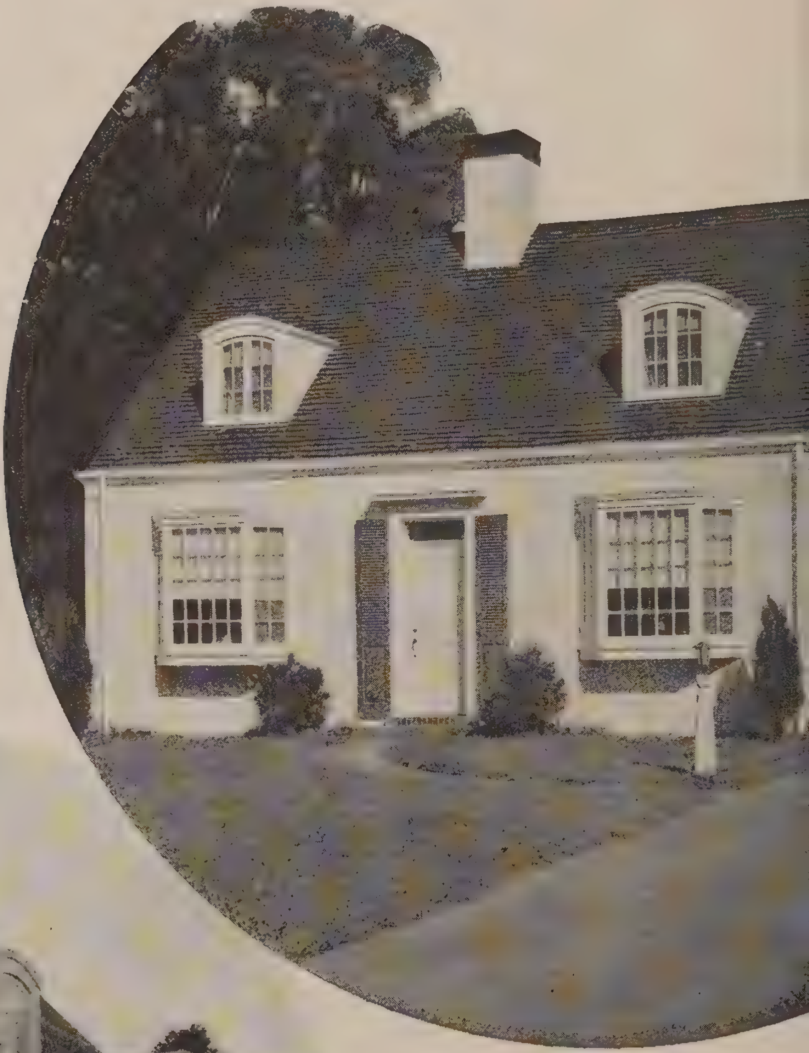


The arrangement of rooms around a lovely patio provides for ideal outdoor and indoor living

Deep DORMERS and

By Stratton O. Hammon

ARCHITECT



The clear, clean white of the walls relieved by the dark, weathered gray of the roof, the classic treatment of the doorway (with its leaded-glass transom), the small-paned bay windows, and the round-top second-story dormers, create the picture

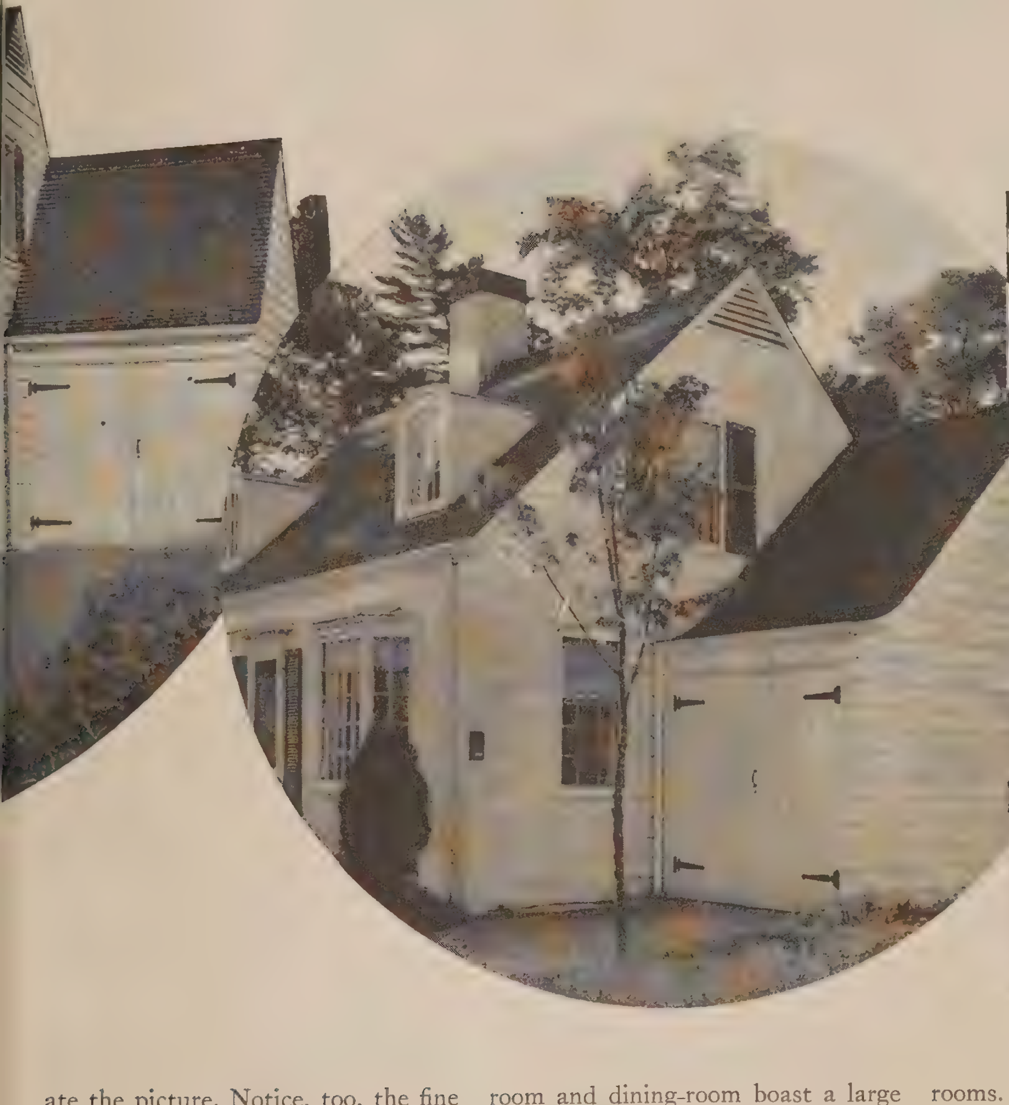
THE popularity of the Cape Cod house, of which this Bildcost Gardened Home is a worthy representative, is deservedly returning all over America. Hundreds of years of experience have shown that it's by far the most economical, and in the small house, the most pleasing in appearance. Development of this style of architecture began along the eastern seacoast, from Connecticut to Maine, about 1620, and reached its beautiful peak just before the Revolutionary War.

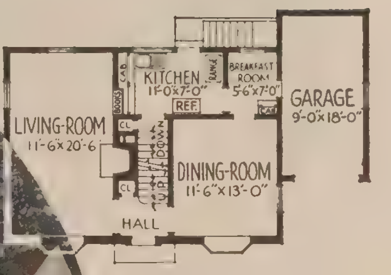
This house could be built on a plot 50 by 75 feet. Its exterior, as you can see, is extremely simple. The clear, clean white of the walls relieved by the dark, weathered gray of the roof, the classic treatment of the doorway (with its leaded-glass transom), the small-paned bay windows, and the round-top second-story dormers cre-

Bildcost Gardened-Home Plan No. 702

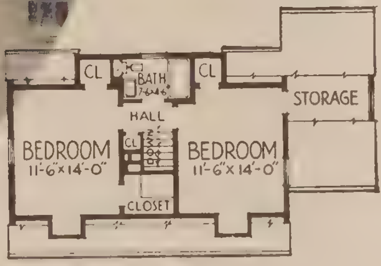
BAYS

Here's a small Bildcost Gardened Home distinguished for its simple details, perfectly scaled to its size





FIRST FLOOR



SECOND FLOOR

ate the picture. Notice, too, the fine detail of the corner pilasters that make the joint between the white-painted brick of the front and the clapboard of the side.

THE interior was no less carefully thought out than the exterior. All the rooms are well lighted and have interesting architectural details. Remember that restrained Colonial motifs and simplicity of detail give character to otherwise simple rooms.

Look at the first-floor plan. It's the well-liked central-hall type but in modified form. For economy's sake the coat closet, fireplace, and part of the kitchen share the back of the hall with the stairway. Both the living-room and dining-room boast a large bay window which lends to each a cheerfulness and spaciousness that can be obtained in no other way.

Placed between the dining-room and kitchen, the breakfast room effectively chokes off the noise and odors. It also serves the general purpose of providing a convenient entry from the attached garage.

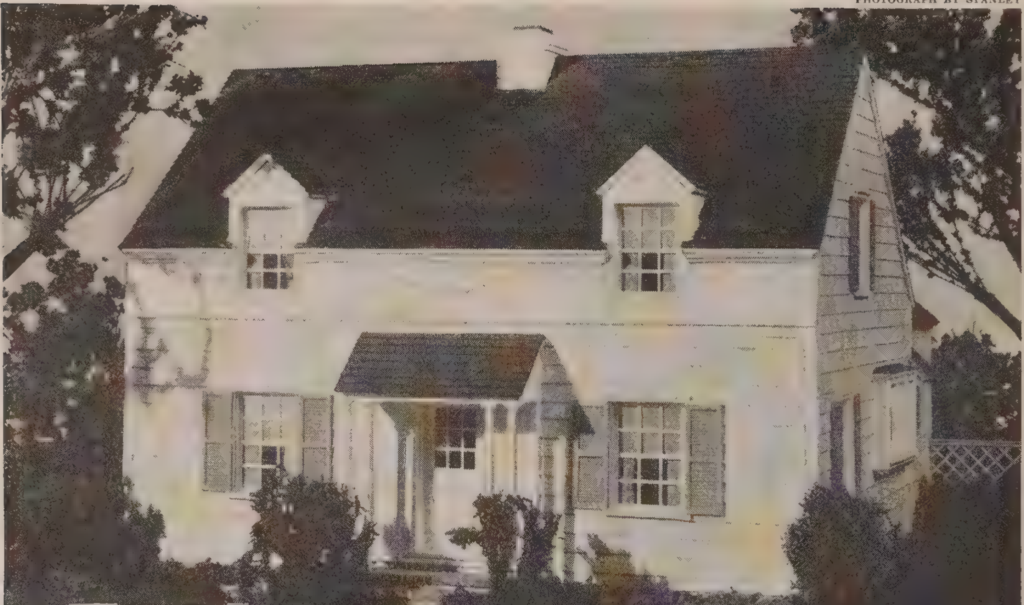
The amount of closet and cabinet space in this home should please you. In addition to the four closets and the storage space on the second floor, there's a coat closet in the entry hall, a closet off the kitchen, a large cabinet in the kitchen and breakfast room, and a bookcase in the living-room—a total of ten storage spaces for five rooms. The plan is worked out in such a way as to give the maximum efficiency and freedom of movement within the house and at the same time the greatest privacy to all parts.

In the basement, space is provided for furnace and fuel storage on the right side of the house toward the driveway. To the rear are the laundry trays and room for laundry work. Another lavatory is provided here.

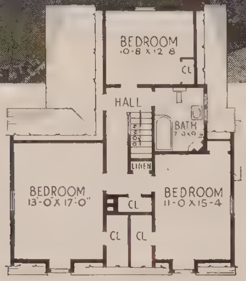
THE walls have been thoroly insulated and the windows and doors weather-stripped to provide comfort at extreme exterior temperatures. The whole is a beautiful and complete gardened home that should make everyday tasks a pleasure.

Bildcost Gardened-Home Plan No. 702

PHOTOGRAPH BY STANLEY



Modern Colonial, the exterior expresses in its trim lines the true character of this home, efficient, comfortable, and built for family use for a lifetime. For exterior wall-finishing, shingle, siding, or brick is equally suitable


BEDROOM
10-8 X 12 8
CL
HALL
BATH
LINEN
BEDROOM
13'-0" X 17'-0"
CL
BEDROOM
11-0 X 15-4
CL
CL

SECOND FLOOR

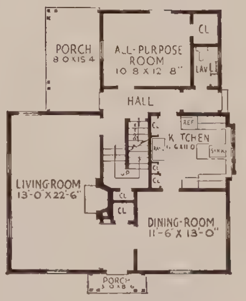
LIVING ROOM FOR ALL

By Willard B. Smith, ARCHITECT

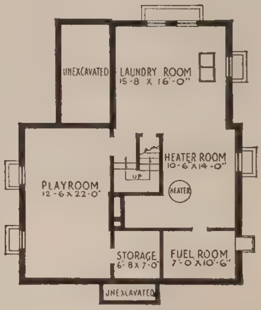
THE outstanding characteristic of this Bildcost Gardened Home is the flexibility of its room arrangement, which is designed to provide comfortable living and work space for all the family in all its different stages. We realize how subject to change these requirements are as the children arrive, grow up, and go out to make their own homes; but we seldom definitely plan our homes so successfully to accommodate this normal growth and shrinkage.

Here, in this Modern Colonial home, however, such changes are thoughtfully and well provided for. As an instance, a study of the floor plans above will show you that if and when required, four bedrooms are available thru the use of the all-purpose room in the first story as one of them. At a later date this room can serve just as well as a library, workroom, guest room, or hobby room. Similarly, the living-room is so arranged as to provide ample furniture groupings for simultaneous use by everyone, without crowding.

The dining-room, in relation to the kitchen, is well placed to reduce to a minimum the work of serving the family's meals. In the kitchen itself nothing has been neglected or overlooked in the comfort and convenience possible with today's equipment. The kitchen work can proceed in the smooth-flowing style of a production line, from the refrigerator and preparation center near the service door to the range, and, last, to the serving center next the dining-room door.


PORCH
8 0 X 15 4
ALL-PURPOSE ROOM
10 8 X 12 8"
CL
LAV
HALL
REF
KITCHEN
SINK
CL
CL
CL
UP
LIVING ROOM
13'-0" X 22'-6"
CL
CL
DINING-ROOM
11'-6" X 13'-0"
PORCH

FIRST FLOOR


UNEXCAVATED
LAUNDRY ROOM
15-8 X 16'-0"
HEATER ROOM
10-6" X 14-0"
UP
HEATER
PLAYROOM
12-6 X 22-0"
STORAGE
6'-8 X 7-0"
FUEL ROOM
7'-0 X 10'-6"
UNEXCAVATED

BASEMENT

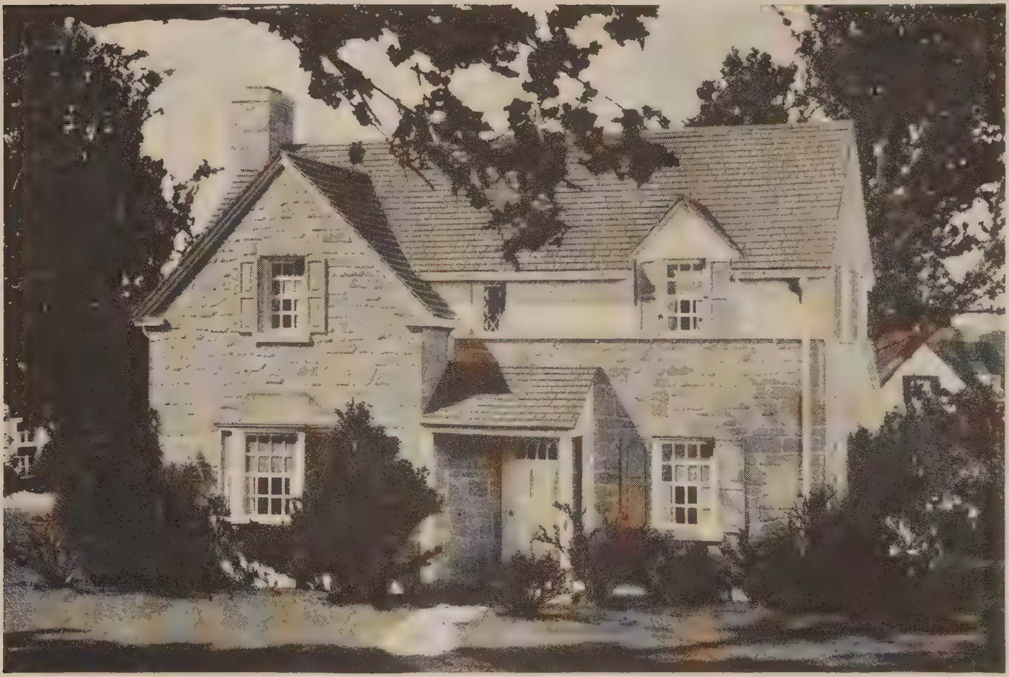
Rear and side view of this Modern Colonial home which provides so much flexibility for growing families. A 6c stamp will bring you all the information you need to help you determine the exact cost to build in your city *Better Homes & Gardens* Bildcost Home No. 703

Bildcost Gardened-Home Plan No. 703

OUR PIONEERS LIKED STONE and WOOD

By Architects George B. Hall and Reynold E. Paufve

MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY



The simple lines and country comfort of the early Pennsylvania house are combined in this Bildcost Gardened Home

IN SOUTHEASTERN Pennsylvania the pioneer houses are simple in design and plan, with inexpensive yet effective details. They're well proportioned and built partly of native stone, which gives to them that rugged individualism so characteristic of their pre-Revolutionary War builders.

This particular Bildcost Gardened Home was designed in the Pennsylvania tradition for the average American family of today—a family that needs three bedrooms, or four when the occasion arises. This last bedroom is located, as you'll note, on the first floor. It can be used, too, of course, as a library, maid's room, or study, according to the family's needs.

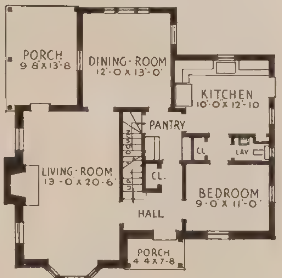
In the early Pennsylvania farmhouse the living-room and the dining-room had vertical-board wainscoting, with some of the heavier construction of the building showing thru. In this house that characteristic has been recalled by installing boarding over the plaster at the corners of the rooms and at the intersections of the walls and ceilings.

PART of the exterior is shown built with stone veneer, which is true to type. However, brick veneer or shingles could be used just as effectively as the stone.

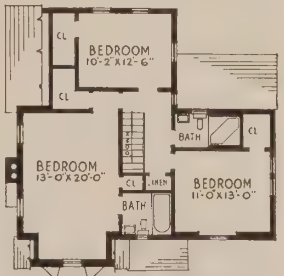
▲

Left side. The living porch is well secluded

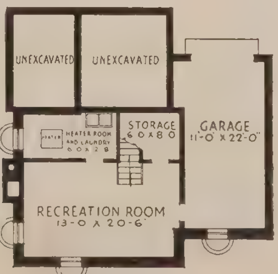
Right side. Under the shed roof, the kitchen ➤


PORCH
9 8 X 13-8
DINING-ROOM
12'-0 X 13'-0"
KITCHEN
10'-0" X 12'-10
PANTRY
DOWN
UP
CL
LAV
LIVING-ROOM
13-0 X 20-6
CL.
BEDROOM
9-0 X 11'-0
HALL
PORCH
4 4 X 7-8

FIRST FLOOR


CL
BEDROOM
10'-2" X 12'-6"
CL
BATH
CL
BEDROOM
13'-0" X 20'-0"
CL
LINEN
BEDROOM
11'-0" X 13'-0"
BATH

SECOND FLOOR

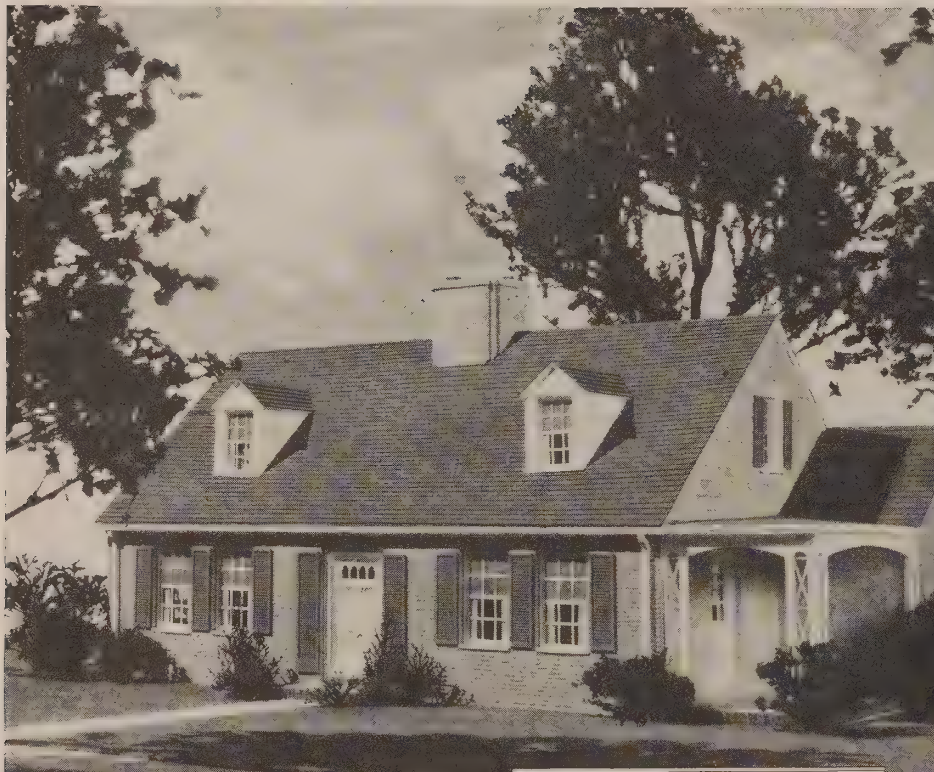

UNEXCAVATED
UNEXCAVATED
HEATER
HEATER ROOM AND LAUNDRY
6 0 X 2 8
STORAGE
6 0 X 8 0
GARAGE
11'-0" X 22'-0"
RECREATION ROOM
13-0 X 20-6

BASEMENT

Bildcost Gardened-Home Plan No. 704

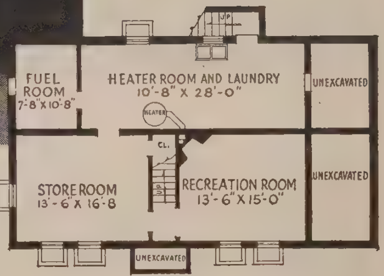
SMALL—but with

By Elliott Lea
ARCHITECT

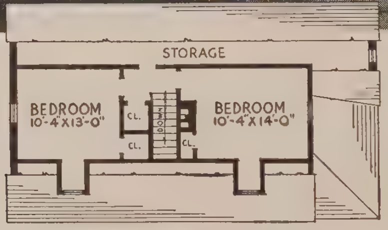


MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY

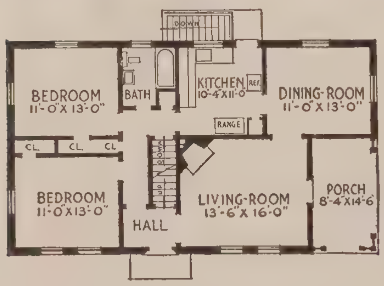
This modified Cape Cod cottage is comfortable, commodious, satisfying in its beauty; very easy and economical to maintain


UP
FUEL ROOM 7'-8"X10'-8"
HEATER ROOM AND LAUNDRY 10'-8" X 28'-0"
UNEXCAVATED
HEATER
CL.
STORE ROOM 13'-6"X16'-8"
RECREATION ROOM 13'-6"X15'-0"
UNEXCAVATED
UNEXCAVATED

BASEMENT


STORAGE
BEDROOM 10'-4"X13'-0"
CL.
CL.
CL.
BEDROOM 10'-4"X14'-0"

SECOND FLOOR


DOWN
BEDROOM 11'-0"X13'-0"
BATH
KITCHEN 10'-4"X11'-0"
REF.
DINING-ROOM 11'-0"X13'-0"
RANGE
CL.
CL.
CL.
BEDROOM 11'-0"X13'-0"
HALL
LIVING-ROOM 13'-6"X16'-0"
PORCH 8'-4"X14'-6"

FIRST FLOOR

THE PLANS FOR THIS HOME INCLUDE WORKING DRAWINGS FOR A 2-CAR DETACHED GARAGE IN HARMONY WITH THE HOUSE ARCHITECTURE

UNDOUBTEDLY the home which fits the needs and desires of the largest number of families in the United States is the five-room, one-floor plan house that costs about $5,000.

Such a house, if given architectural distinction, soundly built, well located, and provided with some means of expansion, becomes almost ideal in that it possesses all the virtues a home should have. It will be comfortable, commodious, satisfying in its beauty, easy and economical to maintain, and, because of its wide appeal and suitability to a large number of people, a sound and readily salable investment.

This *Better Homes & Gardens* Bildcost house is that kind of a home. Its exterior has the lines of the well-known and admired Cap Cod cottage but diverges from this type in its use of brick for the walls. Of course, it could just as well be built with shingled or clapboard walls and thereby be true to type. Brick, however, in most cities is a more favored material.

Common red brick, then, preferably of the sand-mould type, a stained green or brown shingle roof, green shutters and snow-white window frames, exterior doors, cornice, porch posts, dormers, and gable ends is the color scheme. To get the full effect of the long, low lines of this home, it would be best placed on a wide, interior lot. But it's ideal, too, for a corner. Or, if only a narrow interior

Bildcost Gardened-Home Plan No. 705

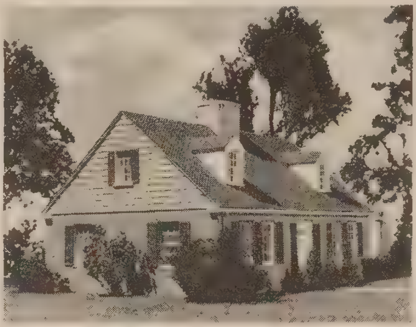
no small–home faults

Undoubtedly the home which fits the needs and desires of the largest number of families in the United States is the five-room, one-floor plan house at moderate cost. Here is that kind of a home.

lot is available, the house is readily adaptable to it also merely by turning the dining-room and porch end of the house to the street, for notice that this side is also attractive and affords a direct entrance to the living-room.

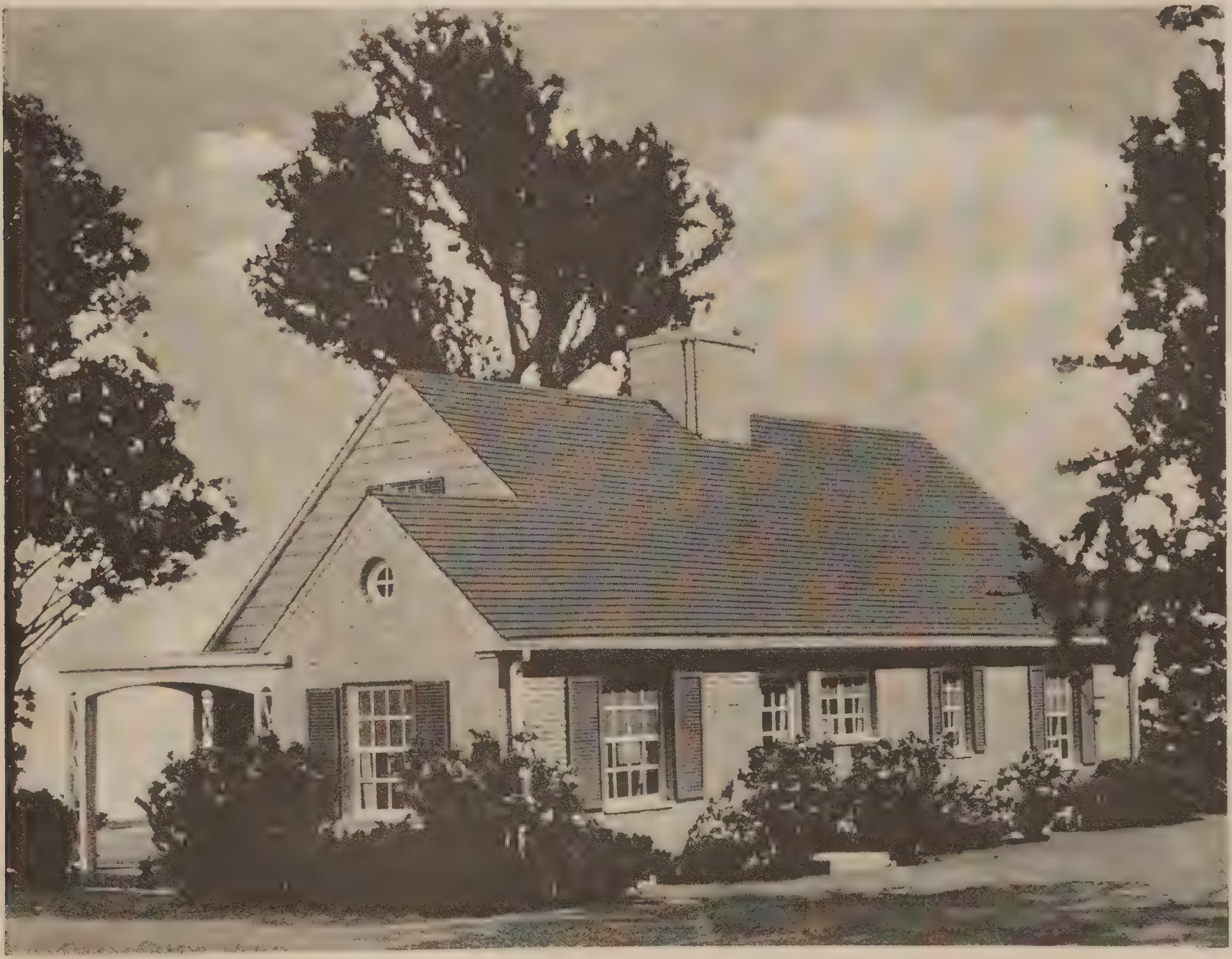
The plans for this home also include, at no extra cost, working drawings for a 2-car detached garage in harmony with the architecture of the house itself.

The floor plan revolves around the extremely desirable feature of a center hall which gives direct access to all parts of the house—and serves to separate the sleeping portion of the house from the living part. A common fault of the average small home is the too intimate connection of parts devoted to different and often conflicting uses. This Bildcost house is a complete four-bedroom home with commodious facilities for entertaining as well as everyday living, but the second floor may be left unfinished and the recreation room in the basement may be omitted if economy right now so dictates. There will still remain, for the average family, an adequate and well-appointed home.



Left Side and Front View

Right side and rear view. The floor plan revolves around a center hall giving direct access to all parts of the house



Bildcost Gardened-Home Plan No. 705

YESTERDAY'S CHARM
Today's Convenience

By Silas E. Nelsen, ARCHITECT

THIS house and garage ensemble could be made home to any American family anywhere because of its design, its arrangement, its conveniences, and its completeness.

Place it in almost any setting—out in the field or in a wooded spot—and it will immediately nestle into its location and attract attention—first, because of its interesting mass, and then, because of its simple, interesting details found in the dormers, wrought-iron rails, windows, and shutters.

The exterior is designed in a Modern Colonial manner, with the lower portions of the house having siding of clapboard or shakes. The eaves are low to the ground. The dormers, as you can see, are just incidents in the roof, thus maintaining the broad roof lines, a necessary part of the charm of the Early American cottage.

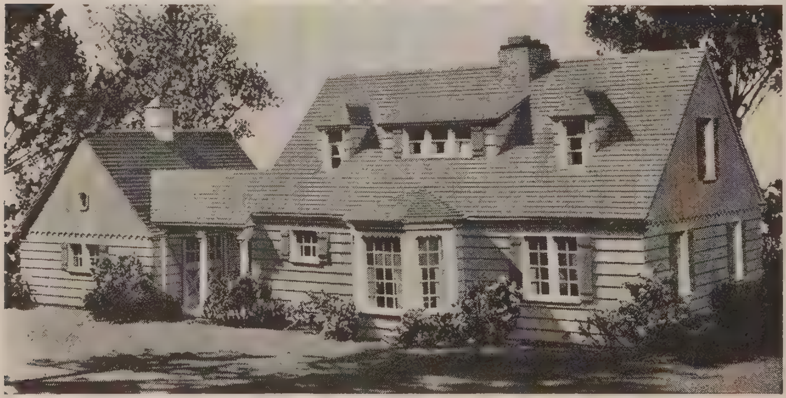
The living qualities of this home are noticeable from the first entrance into the front hall, for here you'll find a closet for coats and umbrellas, an interesting Colonial stairway to the second floor, and a large cased arch opening to the living-room.

The living-room, you'll see, is exposed on three sides, with windows so arranged that they're pleasing on the exterior, yet inside permit an interesting arrangement of the furniture. The fireplace wall has been carried out in the early Colonial manner, with vertical knotty-pine planks of random width. The same material encases the fireplace, which was the heart of any early home.

The dinette shown is ample for the average small family and is especially picturesque in that it projects beyond the main wall of the house in an octagon fashion, making one end practically all windows. This dinette can also be used as a pantry, or serving-room; for larger dinners, when the whole family comes home, must needs be eaten in the living-room. This room is made more interesting and complete by the two little china cupboards on each side of the kitchen door, with their open shelves and scalloped edges giving the room real charm.

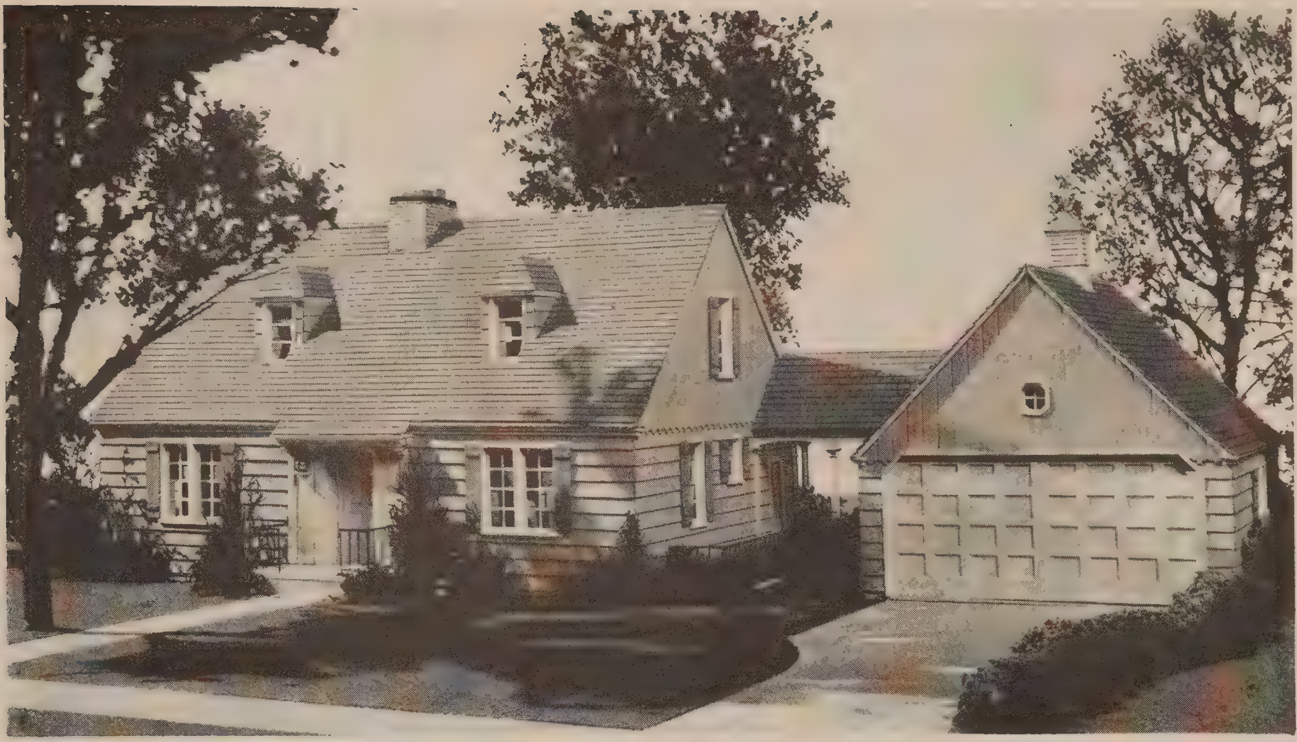
In the kitchen a long, narrow workroom has been combined with efficiently laid out cupboards and cabinets, enough to delight any homemaker. There are drawers, cutting boards, metal-lined drawers in compartments, coolers, and ample space for storing kitchen equipment and dishes. On the range wall is a large closet for brooms and mops, with cupboards next, built to the level of the range, making a handy arrangement for preparing food, and just next to the range, a place for the refrigerator. Such an arrangement makes a combination most satisfactory, according to modern kitchen-planning experts. Nothing, in fact, has been left out of this small kitchen, and yet it has a gracious appearance.

The garden side with its bay window is charming

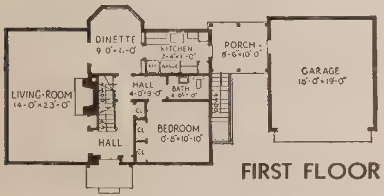


Bildcost Gardened-Home Plan No. 706

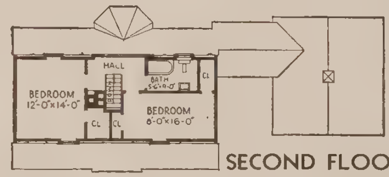
MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY



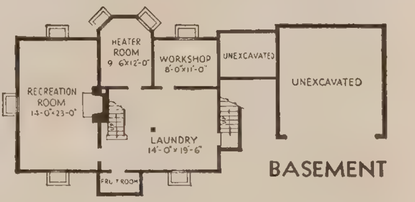
The house and garage connected by the porch arcade form a pleasant group of interesting shape


DINETTE
9 0"×1.-0"
KITCHEN
7-4"×1 -0"
RANGE
PORCH
8-6"×10'0"
GARAGE
18'-0"×19'-0"
LIVING-ROOM
14-0"×23'-0"
HALL
4-0"×9-0"
BATH
4 0"×7 0"
CL
BEDROOM
0-8"×10'-10"
CL
CL
HALL

FIRST FLOOR


HALL
BATH
5-6"×9-0"
CL
BEDROOM
12'-0"×14'-0"
BEDROOM
8'-0"×16-0"
CL
CL

SECOND FLOOR


HEATER
ROOM
9 6"×12'-0"
WORKSHOP
8'-0"×11'-0"
UNEXCAVATED
UNEXCAVATED
RECREATION
ROOM
14-0"×23-0"
UP
UP
LAUNDRY
14'-0"×19'-6"
FRUIT ROOM

BASEMENT

THE small rear hall is a tremendous convenience in that it opens from the dinette and the front hall to the basement, to the first floor, and the first-floor bedroom. Study the plan and you'll see that the first-floor bedroom is completely isolated from the rest of the house, and yet convenient to any other room. In this room is a pair of wardrobes, ample for storing clothing, shoes, and excess bedding. It's lighted by windows on two sides and so arranged that a bed can be placed on either of two walls.

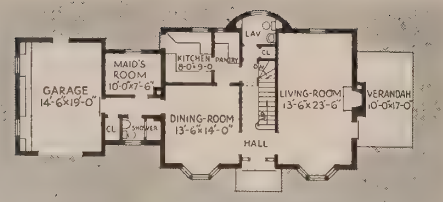
The second floor is made as compact as possible, yet it allows maximum wall space and cross-ventilation in the bedrooms.

The central hall at the head of the stairs is well lighted and, altho fairly small, doesn't have a cramped feeling.

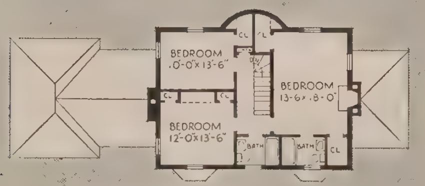
From the laundry room in the basement, clothes, if they aren't hung there, may be taken into the garage in very severe weather, or out to the drying yard. The laundry trays are under a window, which gives ample light and ventilation. A home twice this size couldn't boast of a better arranged or more convenient basement.

And last but not least, the pleasing two-car garage, a necessity for a home of any size, is attached to the house by a covered Colonial arcade. It's entirely possible to make a den or boy's room over the garage, with a narrow stairway leading to the garage level. The ventilation on top of the garage is both useful and ornamental and seems necessary to the exterior design.

Bildcost Gardened-Home Plan No. 706


GARAGE
14'-6"x19'-0"
MAID'S
ROOM
10'-0"x7'-6"
KITCHEN
8-0"x9-0
PANTRY
LAV
CL
DN
LIVING-ROOM
13'-6"x23'-6"
VERANDAH
10'-0"x17-0"
DINING-ROOM
13'-6"x14'-0"
CL
SHOWER
HALL

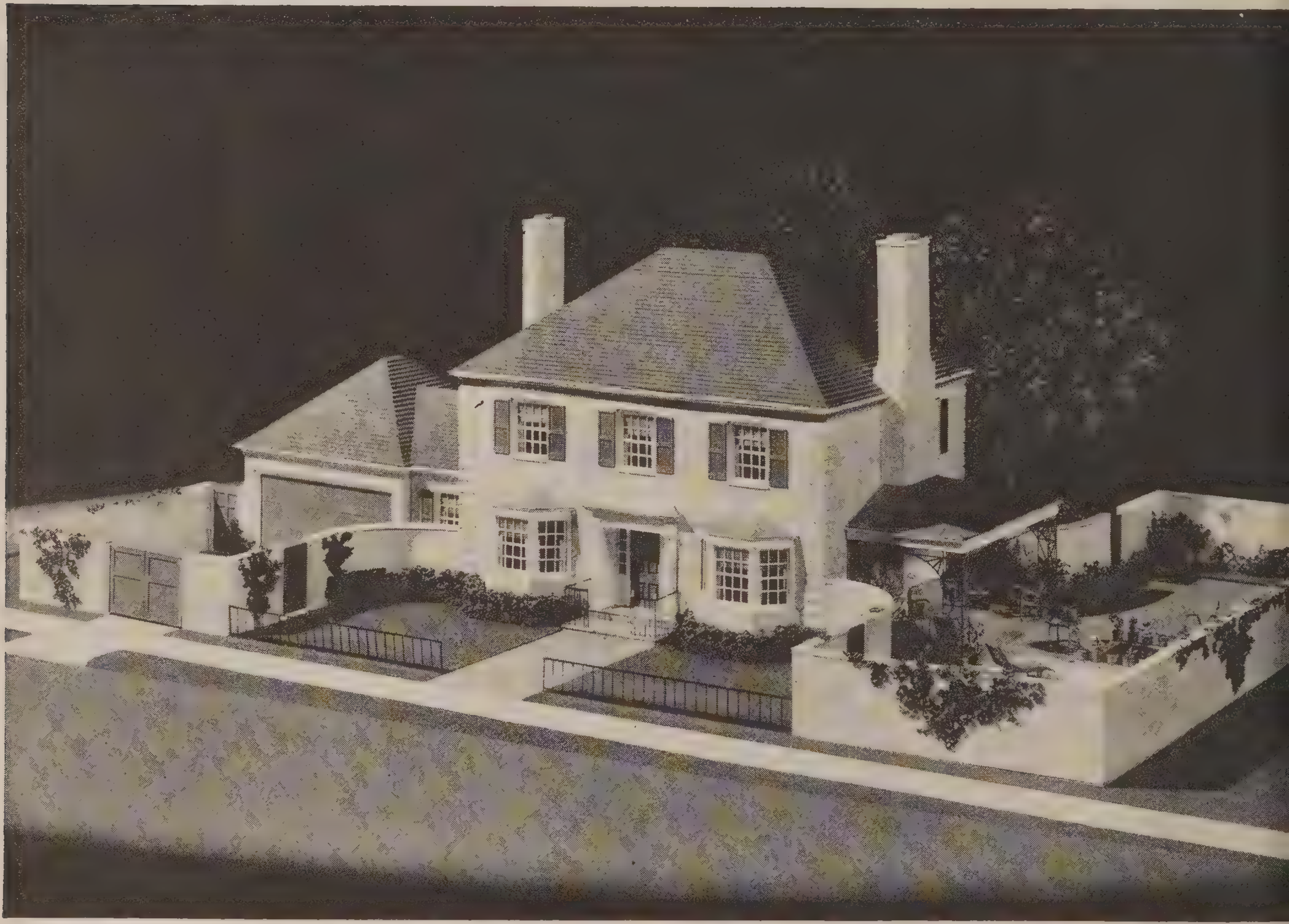
FIRST FLOOR


CL
CL
BEDROOM
10'-0"x13'-6"
DN
BEDROOM
13-6x18-0"
CL
CL
BEDROOM
12'-0"x13'-6"
BATH
BATH
CL

SECOND FLOOR

It Stands FOUR SQUARE

By Robert B. Carr, ARCHITECT



A balanced arrangement of simple and wonderfully effective masses, the whole composition is vigorous and unaffected

HOUSES may come and they may go, but the central-hall plan lives on forever in the favor of many people; and rightly so, for it's definitely a sane and proper plan, scorning the "tricks" and the "eye-catchers" of less sensible room arrangements. Good judgment tells us that regularity and foursquareness in a house are desirable, and living in a house embodying these characteristics teaches us their value.

Such a house is the *Better Homes & Gardens* Bildcost Gardened Home pictured here. Out of its simple plan grows an exterior of the same unaffected nature, regular of mass, straight of line, and moderately embellished with restrained detail. It isn't a period house but rather a conservatively Modern one that draws on certain favored architectural precedents for flavor.

The T-shape wing holding the two-car garage and the maid's room and bathroom lengthens the lines pleasantly and opposes the larger central block containing the living-rooms. Balancing the left wing is the porch projection at the right, and tying in the entire scheme are the walled areas of garden and driveway.

A recessed street door set between the two projecting bays of the living-room and dining-room gives a variety of planes that is decidedly pleasing in its effect of leading one's eye to a focal point and of protective inclosure of this point by the bays. The garden and driveway walls,

Bildcost Gardened-Home Plan No. 707

A simple and unaffected home of modern lines softened by traditional detail

of course, carry this whole feeling from the very sidewalk. When the eye rests on the focal point it's pleased by the interesting detail of the door. Such doors with sidelights appear always hospitable, for they lack the severity of the solidly closed entrance.

The first-floor room arrangement is unusually practicable and pleasant. The living-room is ample and leads directly to the porch and garden, functions highly suitable to this room. The dining-room is pleasant by reason of its wide bay window, and the arrangement of the kitchen and pantry and the maid's room and bathroom, in relation to the rest of the house, is unusually well worked out. For instance, the kitchen is accessible from the main hall without going thru the dining-room, which is always desirable. The lavatory in the rear in the circular bay is more spacious than is usually the case.

Upstairs the three bedrooms are carefully designed for specific types of occupancy and are all well provided with windows insuring the maximum of light and ventilation. The left rear bedroom is a single one with a very large and comfortable clothes closet. The left front one is provided with two closets and is ample for two children, for instance. The recessed area between the closets is provided for bed space which would allow adequate room for other furniture.

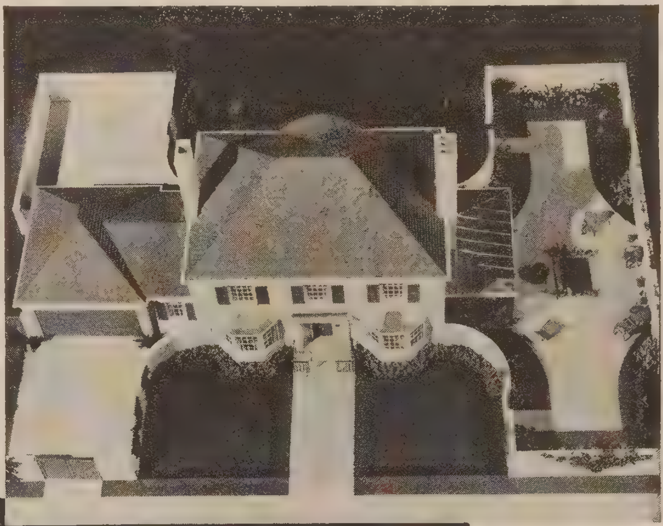
The owners' room is made more attractive by a fireplace and is complete with private bathroom and two very generous closets, features essential to this room.

PROVISION has been made in the basement for a large game room and also for the usual requirements of the laundry, furnace, and lavatory rooms.

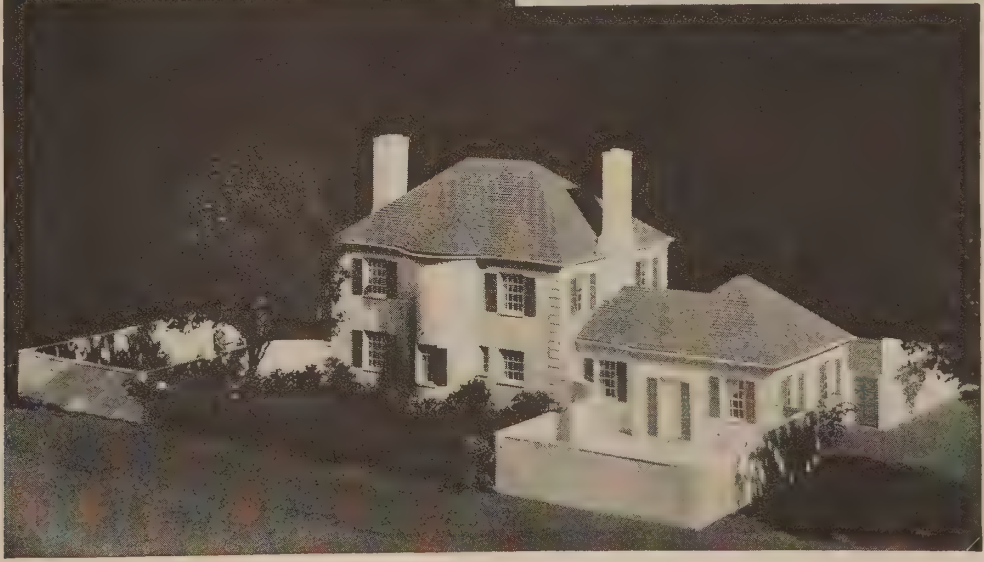
This house is particularly well suited to a small corner lot because it's wide and shallow. It would require very little land footage on this type of lot, but somewhat more on an inside one.

Painted brick would be most appropriate as an exterior finish; I suggest white woodwork and brick cornice, very light yellow brick walls, neutral reddish brown shutters, and black ironwork.

Simple walls inclose the garden and service yards



A rounded bay adds variety to the straight lines at the rear



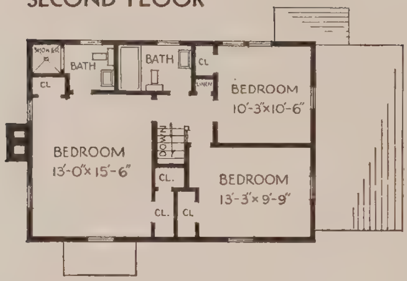
MODEL BY
STANTON B. COFFIN;
PHOTOGRAPHS BY STANLEY

Bildcost Gardened-Home Plan No. 707

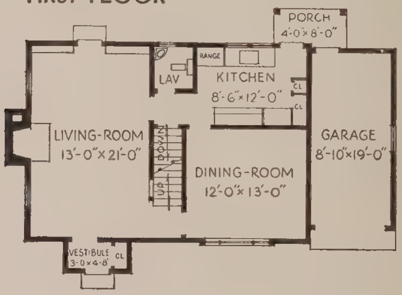
A Home Without Any HEADACHES

By Theodore Whitehead Davis
ARCHITECT

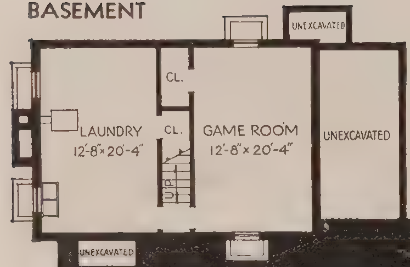
SECOND FLOOR


BATH
BATH
CL
CL
BEDROOM
10'-3"x10'-6"
BEDROOM
13'-0"x15'-6"
DOWN
CL.
BEDROOM
13'-3"x9'-9"
CL.
CL

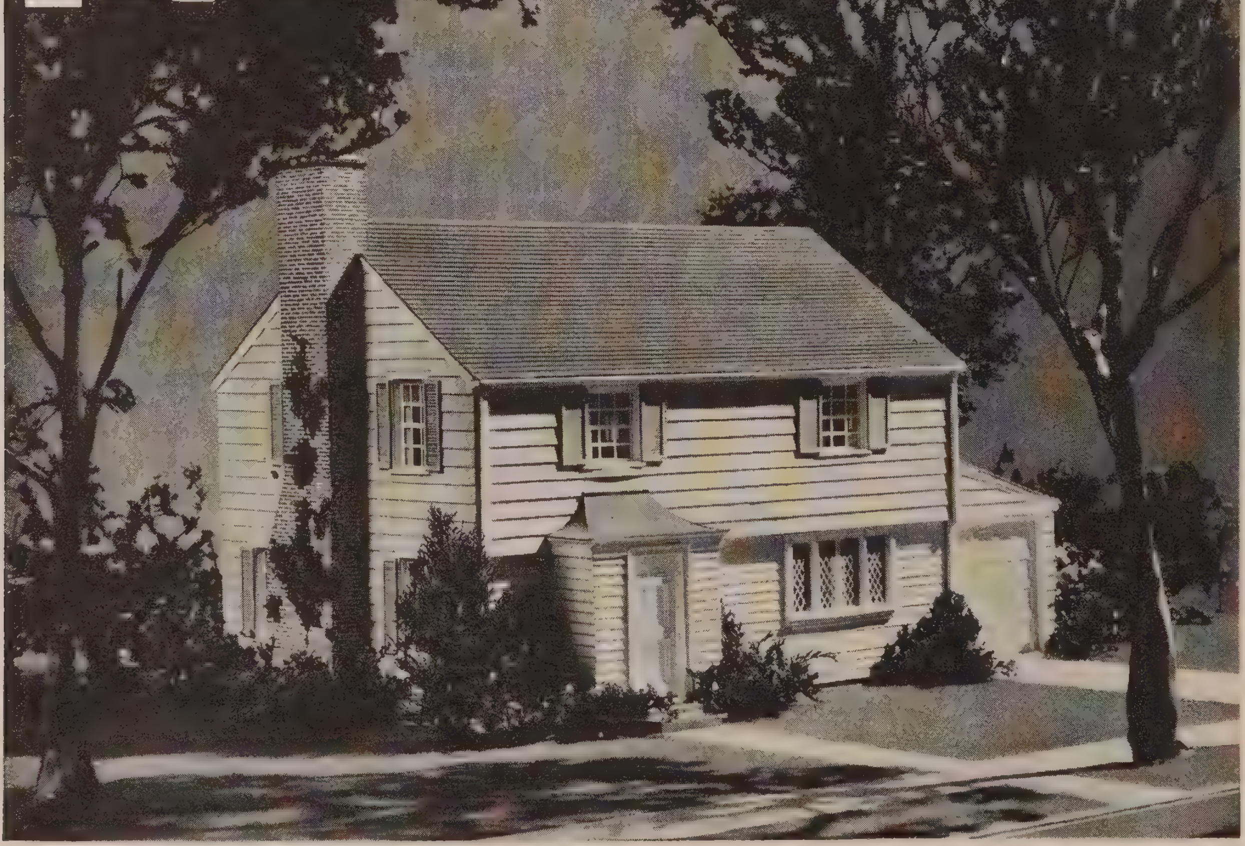
FIRST FLOOR


PORCH
4'-0"x8'-0"
RANGE
LAV
KITCHEN
8'-6"x12'-0"
CL
CL
LIVING-ROOM
13'-0"x21'-0"
DOWN
UP
DINING-ROOM
12'-0"x13'-0"
GARAGE
8'-10"x19'-0"
VESTIBULE
3'-0"x4'-8"
CL

BASEMENT


UNEXCAVATED
CL.
LAUNDRY
12'-8"x20'-4"
CL.
GAME ROOM
12'-8"x20'-4"
UNEXCAVATED
UP
UNEXCAVATED

Trim beauty is obvious, but there are qualities about this small gardened home that do not meet the eye—attributes that make familiarity breed delight; the longer you live in it, the better you like it



Bildcost Gardened-Home Plan No. 708

MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY

BESIDES its trim beauty, this small gardened home has qualities that will improve upon acquaintance. For instance, after you've lived in it two years, you won't be saying, "If I had a dollar for every time I've tramped down that passageway to the basement . . ." because it has been designed with an absolute minimum of hall space. It has been created for the average Great American Family—two adults and two children—and planned to accommodate them with a maximum of privacy in the least possible space, and at a cost within the reach of most of them.

One of the features that doesn't meet the eye, for example, is the carefully planned framing layout for the floor joints. There are two steel beams which run the width of the house on either side of the stair well. This permits the floor joists to be run across them, all in the one direction, both upstairs and downstairs. Now, aside from an original economy in carpentering costs, this simplified arrangement of the floor supports permits an inexpensive and efficient plumbing and heating installation by eliminating the need for cutting (and weakening) the joists.

The roof line, as you can see, has been kept simple, not only for the beauty of unbroken line, but to make costly flashing of valleys unnecessary. There are practically no breaks in the four walls, either. The large casement window in the front wall of the house is set out a trifle to give the effect of a bay window, but it doesn't reach quite as far as the overhang of the second story, and therefore is protected by it. The front vestibule and the shed roof over the rear entrance are also simple to build and to weatherproof.

For the exterior walls, shingles in two widths are suggested; narrow ones for the first floor and wide ones for the overhanging second floor. Clapboards or brick veneer on the first-floor walls would also give a pleasant effect. The walls of the vestibule match those of the first floor and are topped by a wood facia above the height of the first story. The vestibule floor is tiled; and there is a coat closet to the right of the main door.

IF A separate garage is preferred, I suggest that the kitchen door be shifted to the side wall where the broom cabinet is and a unit set alongside the sink for supplies. Of course, the convenience of stepping from the garage to the kitchen isn't to be discounted, especially in wet weather.

The feature that's sure to be appreciated by the homemaker is the location of the lavatory, where she can freshen up before appearing in the living-room, and where she can wash the children when they come in from play. Another point of convenience is the accessibility of the lavatory to the living-room and to the game room in the basement.

THE second-floor plan gives the real luxury of an owner's private suite. The bathroom has a shower; the only entrance to this bath is thru the bedroom. Better have a shower attachment in the main bathroom, too, or the attraction will be too much for the children.

All sleeping rooms have cross-ventilation, and it's possible to get a double bed in even the smallest room, with twin beds in the second front room. The linen closet, notice, is conveniently located.

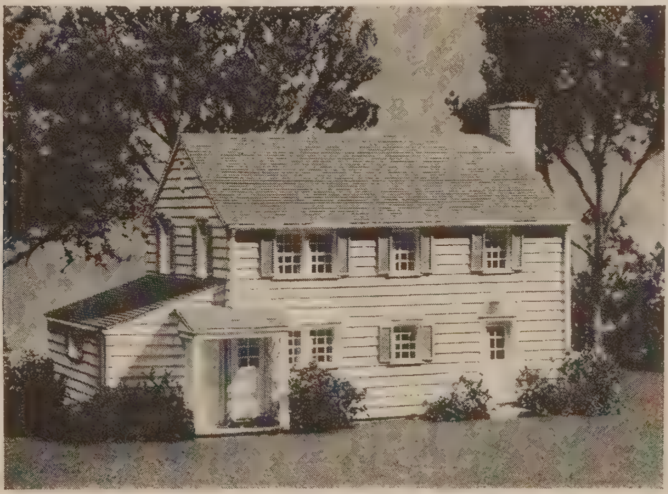
The living-room is designed for comfortable family gatherings, with a wall full of books and a fireplace set against the soft color of natural pine siding, lightly waxed, making a cheerful, informal background for pleasant living. There is also the detail of the short, simple balusters which make a grilled opening, at chest height, to light the first few steps of the stairway.

The dining-room is lighted by the large group of leaded-glass casement windows that ornament the front of the house as well. The slight offset of which I have spoken gives the unit a wide window sill for the indoor garden. There is a chair rail above paneled wainscoting in this room.

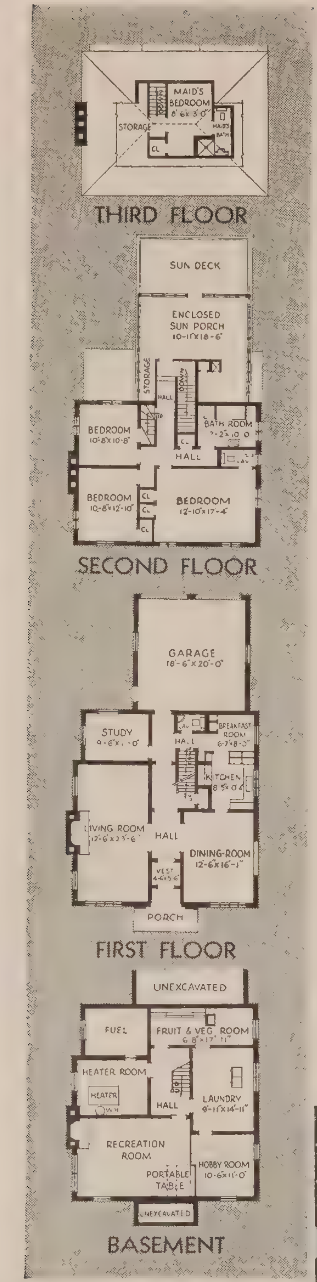
If the garage is detached, a side window can be added in the dining-room. Its suggested location is dotted on the working drawings of the house, in a place where it will not break up the valuable wall space.

THE over-all length of the house, including the garage, is 42 feet. With a detached garage, the outside dimension is 33 feet 5 inches, which makes it suitable for the average small 50-foot lot.

Rear View: This Bildcost Gardened-Home has been planned, in lines and in specifications, to bring building costs to a minimum



Bildcost Gardened-Home Plan No. 708


MAID'S BEDROOM 8'-6"x 3'-0"
DOWN
STORAGE
CL
MAID'S BATH
THIRD FLOOR
SUN DECK
ENCLOSED SUN PORCH 10-11"x18-6"
STORAGE
HALL
DOWN
UP
BATH ROOM 7-2"x10 0
BEDROOM 10'-8"x10'-8"
CL
HALL
LAV
BEDROOM 10'-8"x12'-10"
CL
CL
CL
BEDROOM 12'-10"x17'-4"
SECOND FLOOR
GARAGE 18'-6"x20'-0"
STUDY 9-6"x . -0"
LAV
HALL
BREAKFAST ROOM 6-7"x8-0"
KITCHEN 8 5"x 0 4
LIVING ROOM 12'-6"x23'-6"
HALL
DINING-ROOM 12'-6"x16'-1"
VEST 4-6"x5-6"
PORCH
FIRST FLOOR
UNEXCAVATED
FUEL
FRUIT & VEG ROOM 6 8"x17' 11"
HEATER ROOM
HEATER
WH
HALL
LAUNDRY 9'-11"x14'-11"
RECREATION ROOM
PORTABLE TABLE
HOBBY ROOM 10-6"x11'-0"
UNEXCAVATED
BASEMENT

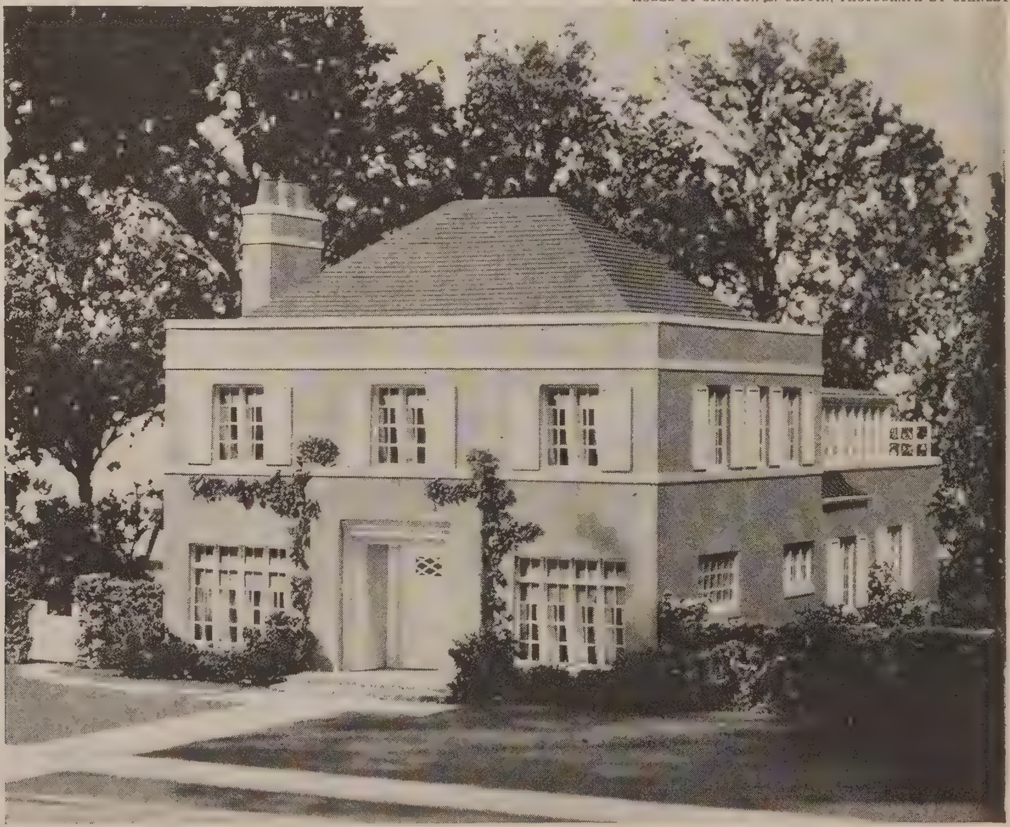
For An
UP-AND-COMING FAMILY

Here's a home with room for each member to move around

By James F. Schindler, ARCHITECT

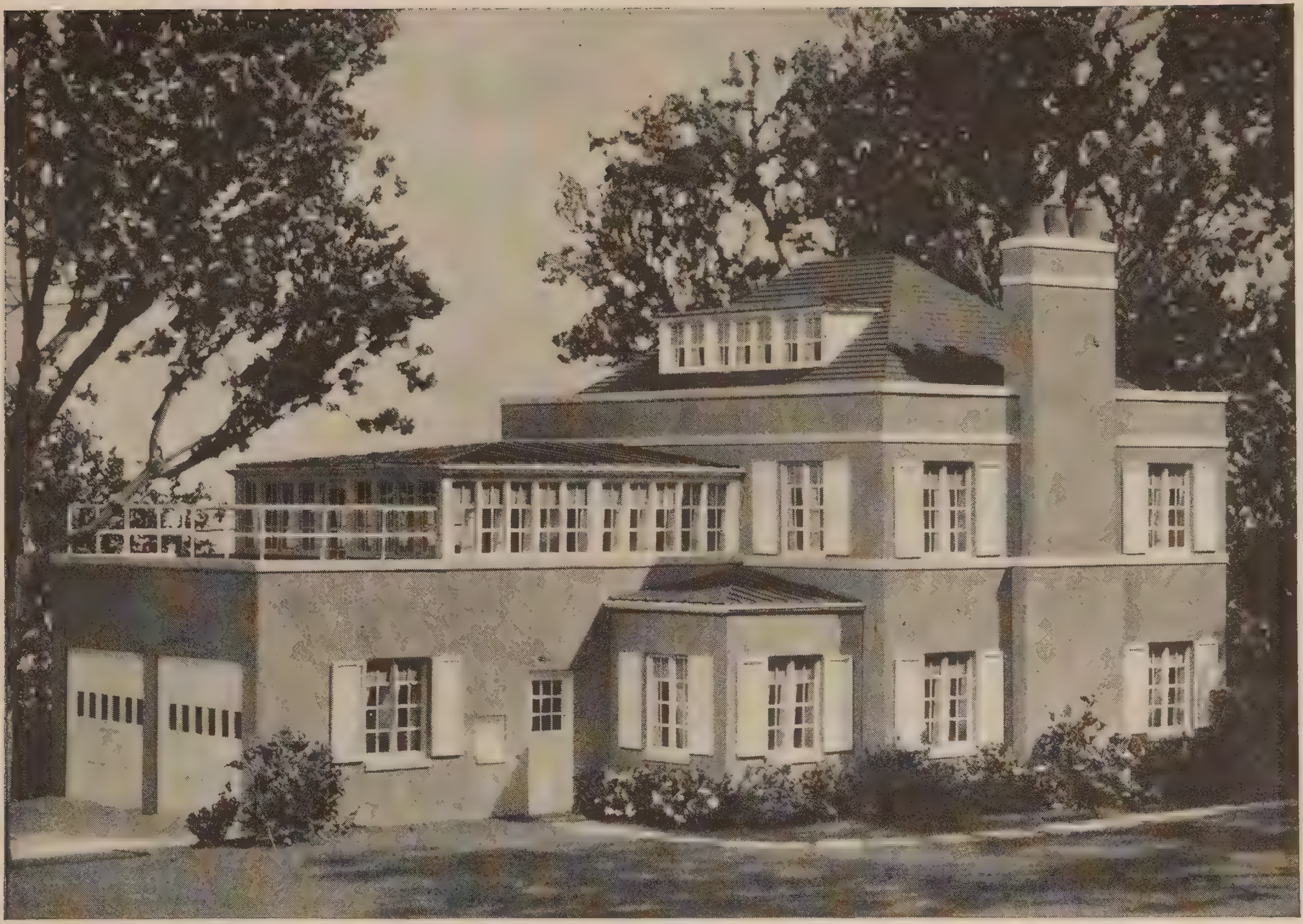
The demands on the home of an alert and active family are widening and increasing. Maximum use of various rooms without friction requires flexibility in room arrangement, as in the Bildcost Gardened Home shown here.

MODEL BY STANTON B. COFFIN, PHOTOGRAPH BY STANLEY



Flexibility in use is the keynote of this house. Its relationship of rooms is planned to facilitate present-day activities

Bildcost Gardened-Home Plan No. 709



Left rear view. This home was visualized for the average American family coming up in the world. Sun porch and sun deck are at rear where complete privacy can be enjoyed

PLANNING a home today, more than ever before, requires careful and exact thinking, as the demands on the home of an alert and active family are widening and increasing all the time. To provide a maximum use of the various rooms without any friction between the individuals or groups involved is an essential part of the problem.

This flexibility of use is realized in the room arrangement for the Bildcost Gardened Home shown here. The relationship of the rooms provides for all the present-day activities and diversions of the different members of the family. Entertainment, study, and the regular routine of family life can be followed simultaneously without any of them conflicting with another.

The approach to the planning of this home wasn't difficult, as an average American family coming up in the world was pictured for its occupancy. The members' mode of living, the service problem of such a family, and the way they would circulate in the home were thought of in abstract form first, as if the boundaries of each room and its relation to the others were inclosed in Cellophane. After this first and important step was completed, the inclosure or shell of the house inclosing these units of space was considered.

This naturally brought up the question of to what type of a design would the average American family adapt itself best. The Regency period was considered best for the plan arrangement, mainly because it's a happy medium between the older style and the Modern. One other very important reason was that it has an atmosphere of adequacy without extravagance.

The materials shown for the exterior are of masonry; that is, cement plaster or brick. The windows are out-swinging wood casements which can be easily screened for summer or storm-sashed for winter use.

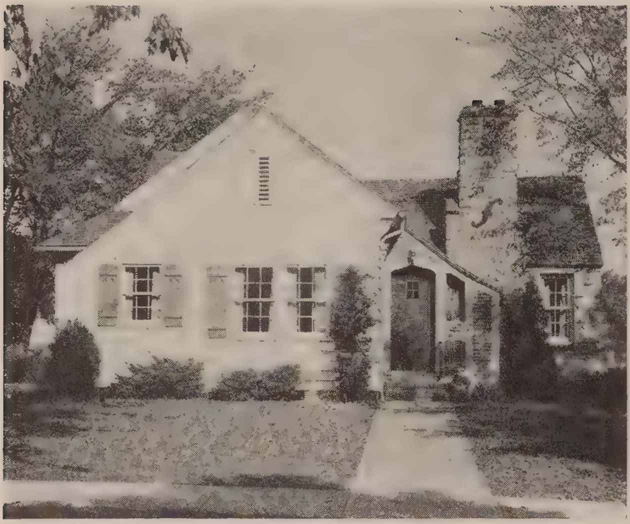
An unusual feature of the plans is the location of the stairway. Located back of the main hall, it gives privacy to the members of the family in their travels thru the house, without disturbing those in the living- and dining-rooms.

LIKE showcases, so many sunrooms are so placed on the front of the house that their positions are more embarrassing than pleasant thru exposure to passers-by. In this home the inclosed sun porch is at the rear, where complete privacy can be enjoyed.

Even a dumb-waiter is conveniently located where it can be of service to the kitchen for sending supplies from the basement. From its location in the breakfast nook, a complete luncheon can be prepared in the kitchen and later served on the sun porch. Luncheon dishes can later be put back on the dumb-waiter and lowered to the kitchen level, where they will be completely out of sight from the guests. This arrangement also works out in the same manner for the recreation room.

The younger members can entertain on the sun porch and Father can have his friends at cards in the recreation room, while Mother enjoys her guests in the living-room. Whenever Dad's or Mother's parents are visiting, the study will appeal to them because of its quietness and seclusion if they don't care to join younger guests. There are many similar situations in which the family is divided in its interests at times; this Bildcost Gardened Home provides for most of such occasions.

Bildcost Gardened-Home Plan No. 709



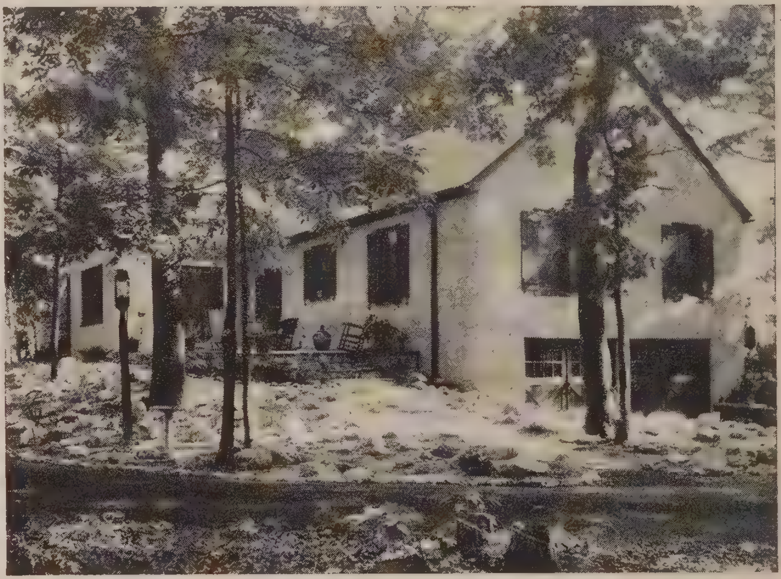
Built From Bildcost

GARDENED-HOME PLANS

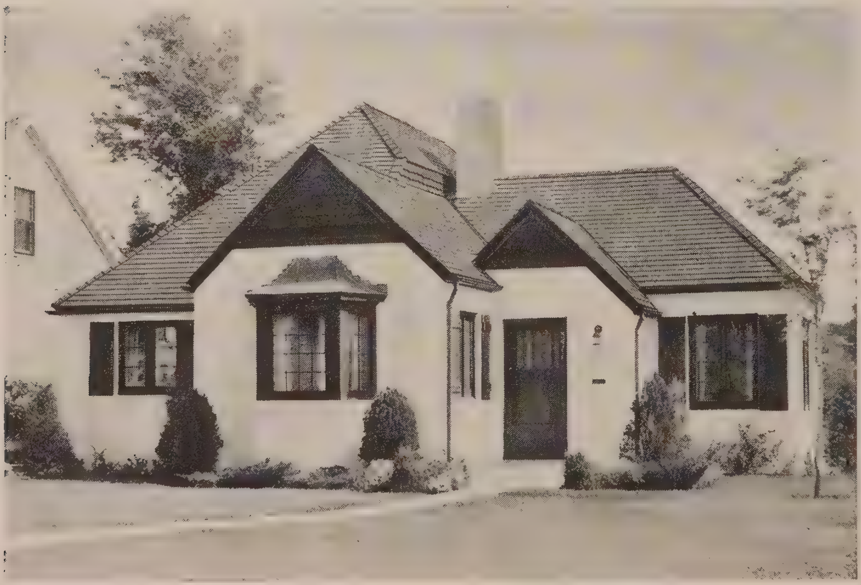
The Proof of the Pudding . . . .

↑

Yes, the proof of the pudding is in the eating, and the proof of the Bildcost plan is the finished home. So here are a few samples. Above is the Bildcost home of Mr. and Mrs. John E. Baker, Leavenworth, Kansas. The total cost, including the lot and rough grading, was $7,500. When the Baker home was completed, a picture of it was published in Better Homes & Gardens, and six months later Mrs. Baker wrote: "We have been deluged with inquiries. Families have driven here form Oklahoma, Missouri, and all parts of Kansas. Letters have come from as far as Montana, Washington, and the Bronx. Probably their most common remark is, 'And you got all this in your plans for only five dollars?' I tell them we did, every bit of it, unbelievable as it sounds." (This is Bildcost Home Plan No. 204)



This house illustrates a point we want to make. Like the house above, it was built from Bildcost Plan No. 204, yet the roof is slate, the exterior is stucco. That's the point. With Bildcost plans and the Bildcost list of materials you can choose your own type of floors, insulation, roofing, and so on. Note that the owner here also adapted the plan to the lay of the land by building a basement garage under the rear wing ➤



← Here's a sample of how your choice of materials affect costs. It's the Bildcost home of Mr. and Mrs. J. P. Dougherty, Wichita, Kansas. A Wichita lumber dealer contracted to build the house, finished with stucco, for $4,500. The Doughertys preferred brick veneer construction—common brick painted white—and that added $400 to the cost. They built a recreation room under the bedrooms in the rear. They installed a blower, air filter, and humidifier along with their gas-fired furnace. This brought the estimated cost to $5, 250. Then they decided to finish a room in the attic, to install a water softener, to line one closet with cedar, to install automatic hardware on the casements and a warm-air circulating fireplace unit in the mantel. That pushed the cost to $5,850. So you see how personal preference, such as choosing a brick-veneer exterior, affects costs. That's why it's important that the Bildcost list of materials lets you figure the exact cost no matter which materials you choose. (This is Bildcost Plan No. 308)

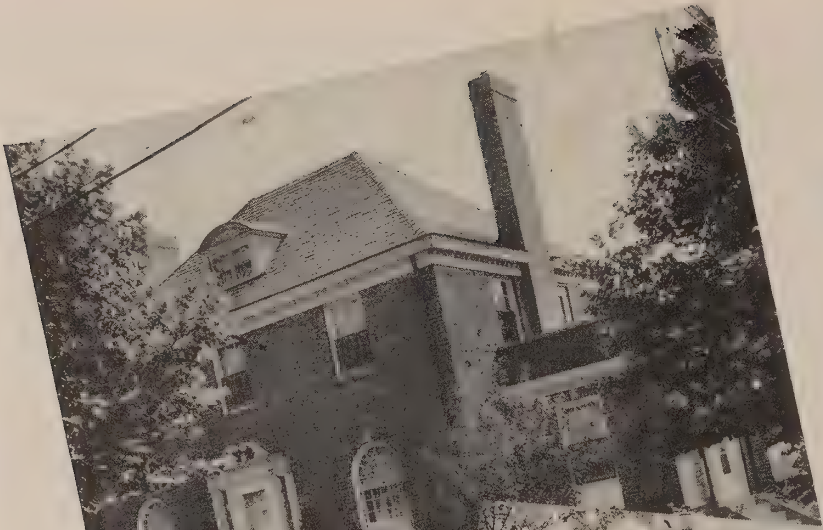
Bildcost homes are all designed by outstanding architects. Hammon, Salomonsky, Wallis, Davis, Shaw, Schindler, Nelsen, Wills, and all the rest—they're top-notchers who know good design and have the imagination and ingenuity good design demands. Study the plans to see how compact the houses are, how they waste no space, how their various elements are better arranged, better proportioned to the life of today. Design has pushed forward in housing just as it has in cars, and no wise man today builds the Model T house with a one-man top and the gas tank under the front seat. . . . Willard B. Smith, Jr., designed Bildcost Gardened Home No. 405, and the above home was built from that plan by Mr. and Mrs. Earl E. Maxwell in Freeport, Illinois. Says Mrs. Maxwell, "One of the members of the loan company said that the blueprints were the most complete plans he had ever seen." The house and garage, minus electrical fixtures, cost $6,375. Of that amount, $950 went for an oil burner, $550 for plumbing

It'd be misleading and rather absurd for Better Homes & Gardens to show you plans for a house and tell you it can be built for, say, $5,600 or $8,000, or for 36 cents or 42 cents a cubic foot. Building costs vary sharply with the season, the year, the city, the contractor. Brick construction may cost 10 percent less than frame in Salt Lake City, but 10 percent more than frame in Detroit. For example, Richard H. Ralston built the above Bildcost house No. 602 in Weston, West Virginia, for $3,462.26. That included grading, 75 loads of fill soil, other incidentals. Six months later Homer L. Jacobs built the same house in Kent, Ohio, and it cost $5,560. That was the lowest of four bids, $1,000 lower than the two highest. Now do you see why we don't give out any blanket statements that a house can be built for $4,800 or $5,600, or for 32 cents a cubic foot? Do you see why we've developed the Bildcost plan so that you can find out exactly how much a house will cost in your own community at any given time?

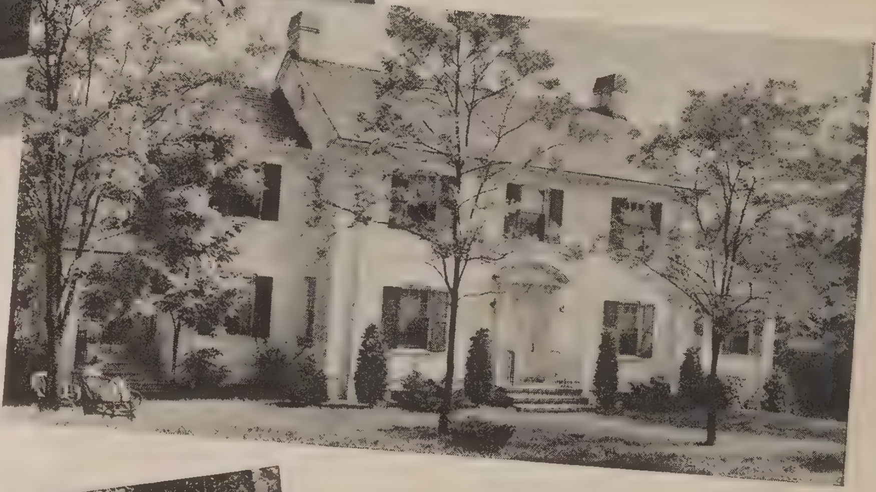
◄ Here's the Lexington, North Carolina, home of Mr. and Mrs. Bruce Talbert, built from Bildcost's Tom Thumb Plan No. 603A. To the original plan they added the small screened porch on the right and the adjoining garage. Built in 1936, when costs were low, the house cost $2,209, not including the lot, grading, plantings, and some incidentals. Say the Talberts: "We don't think any small home could be more comfortable or complete. It's entirely different from any house in this community and is ideal for a couple or small family"

A bit hidden by the trees in this picture is the Better Homes & Gardens Bildcost home of Dr. F. A. Farmer, Roanoke, Virginia, designed by Architect Verna Cook Salomonsky. It's regrettable that it's hidden, because it's a good execution of Bildcost Home Plan No. 604. The living-room, dining-room, and library downstairs, and all four bedrooms upstairs look out onto the garden. Bildcost plans give you a variety of house sizes, from large houses like this to the Tom Thumb above. See more Bildcost homes on next page ►

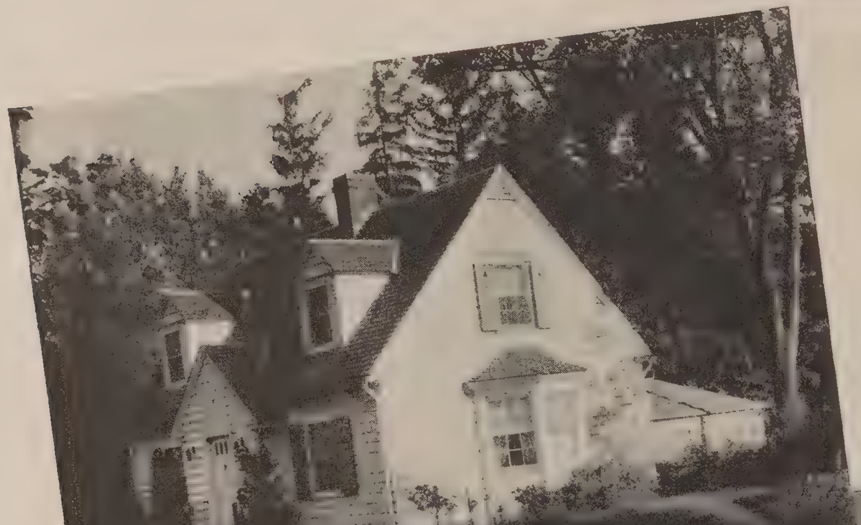
BUILT FROM BILDCOST



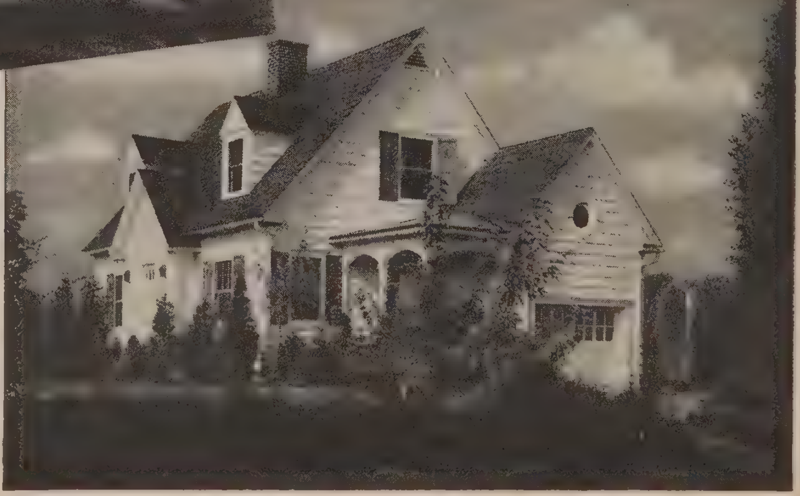
◄ The Better Homes & Gardens Bildcost Gardened Home of Mrs. Richard Owen and Katharine Virginia Owen, Pittsburgh, Pennsylvania, designed by Architect A. Raymond Ellis. They added a dormer to the original plan, changed the doorway detail, left off the shutters, and used arched windows on the first floor. Says Mrs. Owen: "Thanks to your plans, we have an exceptionally well-designed home." (This is Bildcost Home Plan No. 504)



Dr. Thomas N. Spessard, Roanoke, Virginia, built this gracious white brick home from the same Bildcost Plan No. 504. To gain more room, he completely changed the rooflines, added a nursery over the sunroom, added a maid's quarters on the right end. A good architect can alter plans to suit your family's needs ►



The Better Homes & Gardens Bildcost Gardened Home of Mr. and Mrs. William R. Bentzoni, Phillipsburg, New Jersey, designed by Architect Stratton O. Hammon. The original Bildcost Plan calls for placing the wing formed by the porch and garage on the left side of the main house, and the bay window on the right, as shown in the photograph at the left. "The comfort and convenience of this home," says Mr. Bentzoni, "have proved true as promised in the original description published in Better Homes & Gardens." (This is Bildcost Home Plan No. 203) ▼



▲ Mr. and Mrs. Donald C. Mansfield, Cazenovia, New York, built the same Bildcost house more according to the original Better Homes & Gardens plan. Says Mr. Mansfield: "I enjoy Sundays when I'm home. People go by, stop to look, drive around the block to look again; some even stop to take pictures of the house . . . with your aid and a fine builder, we have an ideal place to be proud of." (This also is Bildcost Home Plan No. 203)

GARDENED-HOME PLANS

The Better Homes & Gardens Bildcost Gardened Home of Mr. and Mrs. Fred J. Bauer, Great Neck, Long Island, designed by Architect James F. Schindler. "We like it so much that I could go on talking about it for hours—it has so many splendid advantages," says Mr. Bauer. (This is Bildcost Home Plan No. 211.) Score on score of families thruout America, from Maine to Texas, Oregon to Florida, have built Bildcost Gardened Homes ➤

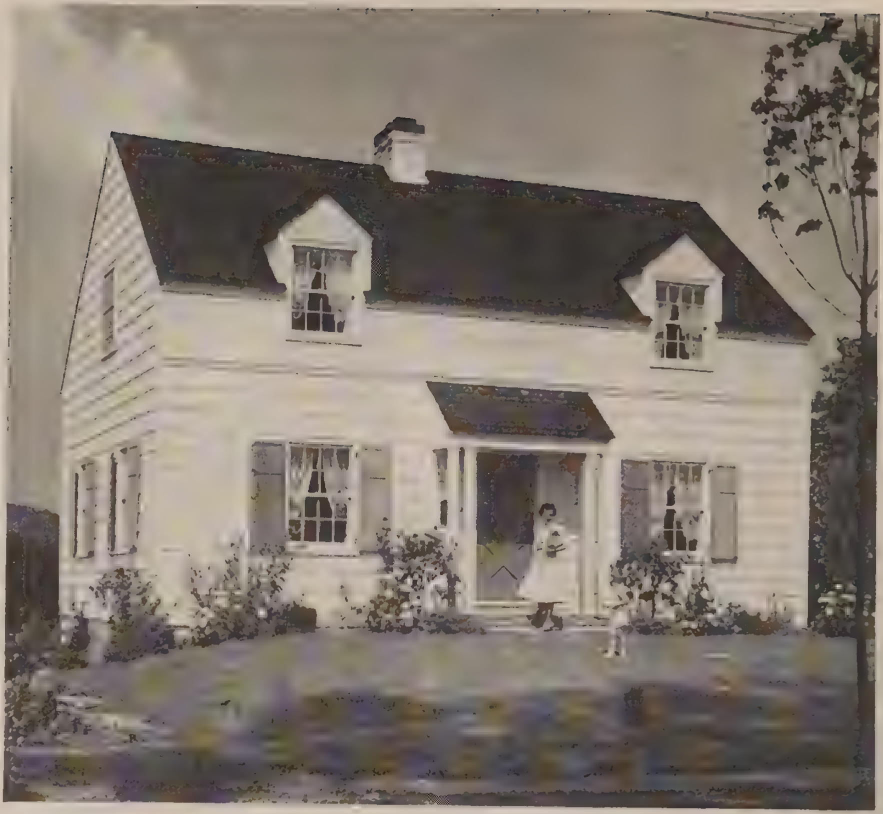
➤ The Better Homes & Gardens Bildcost Home of Mr. and Mrs. Oren S. Ryker, Riverhead, New York, designed by Architect Theodore Whitehead Davis, yet to be gardened. "No day passes without several people driving past in their cars to view it," says Mr. Ryker. "We're quite proud of it." (Bildcost Home Plan No. 207)

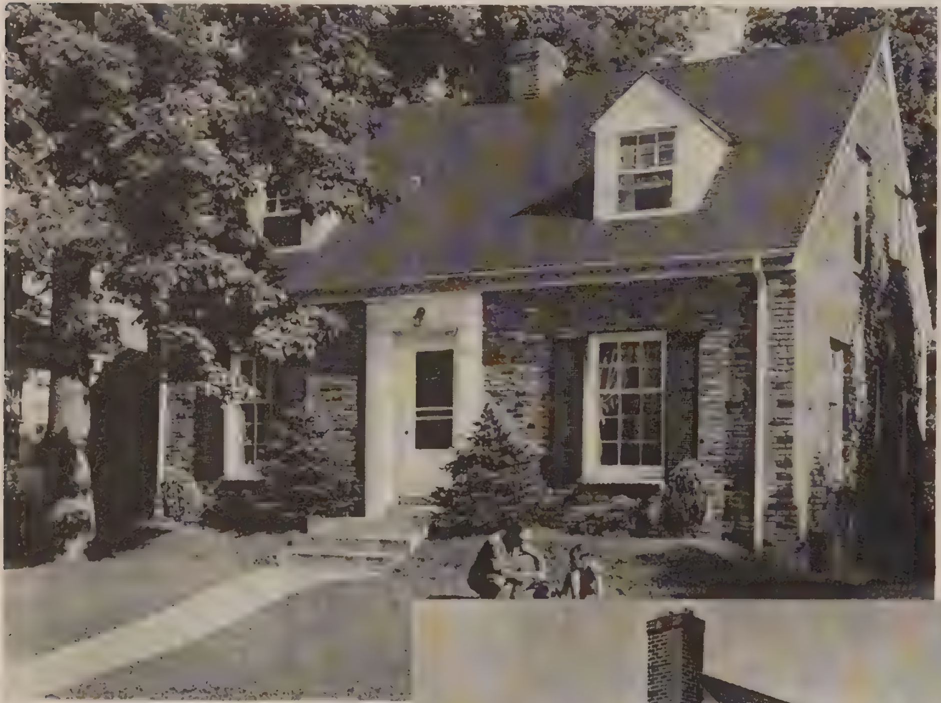
The Bildcost Gardened Home of Mr. and Mrs. H. M. Dorwart, Lancaster, Pennsylvania, Architect Willard B. Smith, Jr., designer. "Our home is charming and far surpasses our fondest expectations," says Mr. Dorwart. (From Bildcost Home Plan No. 204) ➤

➤ "I built our summer home on Clear Lake, in northern Indiana," writes R. M. Critchfield, of Anderson, Indiana, "from your Bildcost Gardened-Home Plan No. 508. Asbestos shingles were used for siding and we lengthened the rear wing to substitute a garage for the dining-room and to provide a dressing room and shower for change for bathing." (Robert Carr, architect)

BUILT FROM BILDCOST GARDENED-HOME PLANS

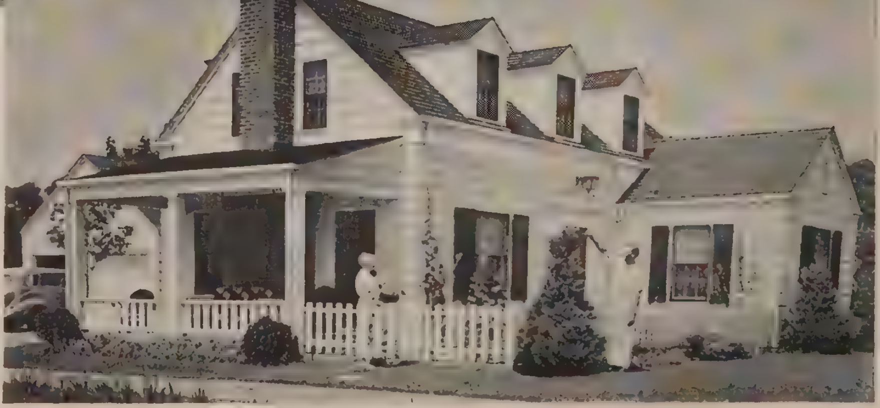
Willard B. Smith, Jr. designed ➤ the Bildcost Gardened-Home Plan No. 703 (see page 142) that Mrs. Anna M. Snell followed almost precisely when building this Modern Colonial home, in Syracuse, New York. The Snell house deviates only to place a basement garage in the rear wing (thus making the first-floor rear porch a covered balcony) and to transfer the service entrance from the first floor to the basement.





◄ F. D. Saylor, Jr., of Royal Oak, Michigan, built from Plan No. 207. (See page 104). To save two beautiful trees, he cleverly reversed the plan, placed driveway and service entrance to the right. He also arranged for a dining-room with bay window and added rear dormers to allow for a third upstairs bedroom. With insulation, air-conditioning, and the lot, this home cost $6,800 to build in 1936.

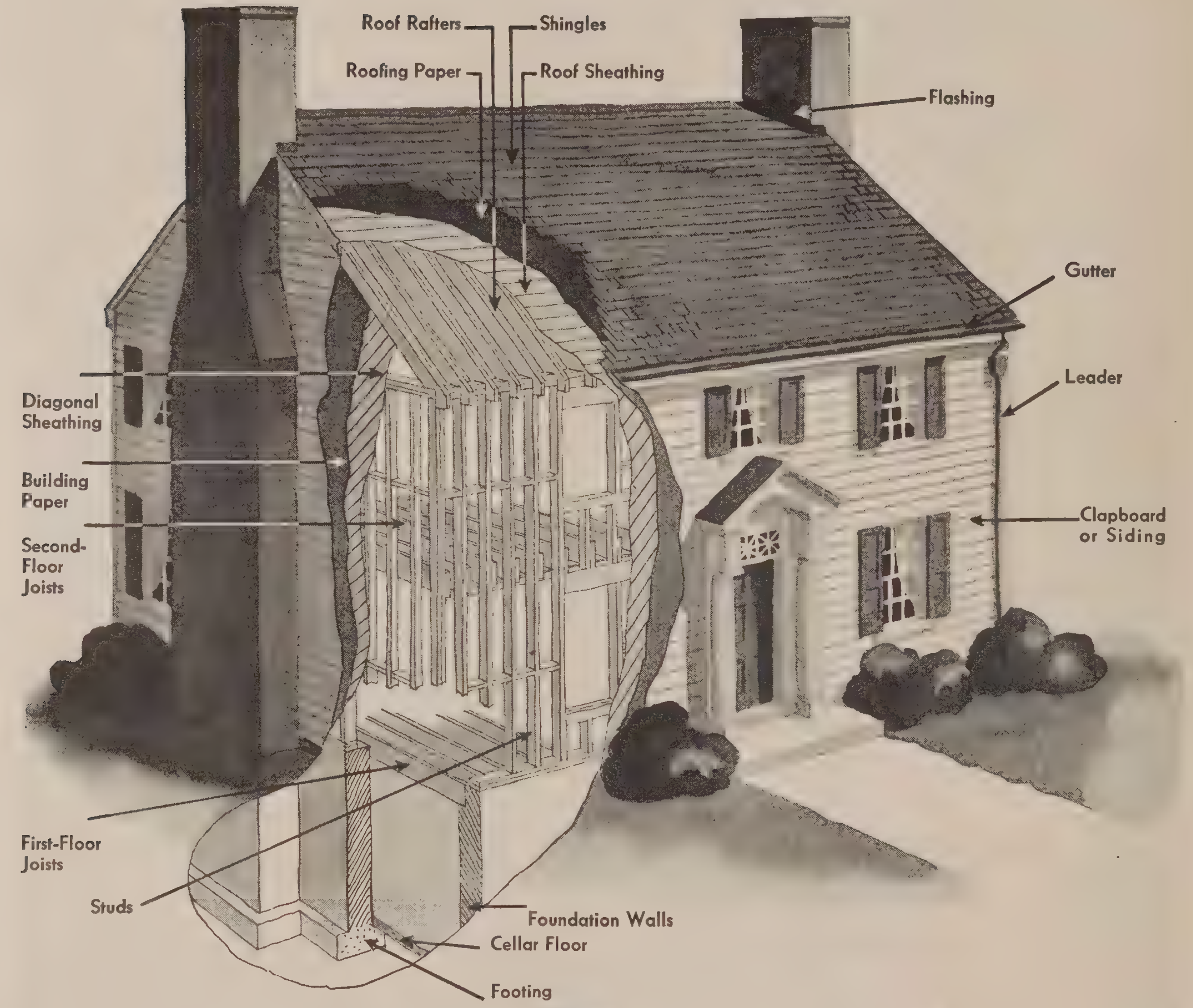
"Since sending you the photo- ➤ graph of our gardened home built from Bildcost Plan No. 605" (see page 130), writes Mr. H. F. Thiesmeyer, of Little Silver, New Jersey, "we have had the side porch screened and the covered walk from house to garage equipped with casement windows and screens. All who see our house think it's wonderful." And we agree; it's an excellent execution.

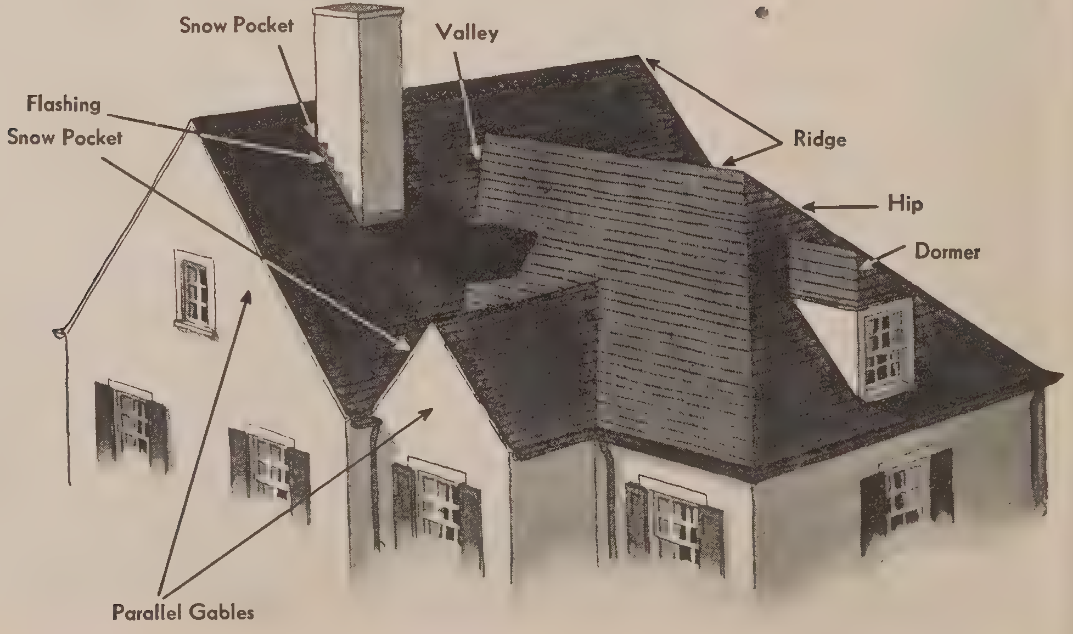


WE'RE BUILDING A HOME!

Problems of building, insulating, conditioning, equipping, and gardening your home are considered in the section beginning here.

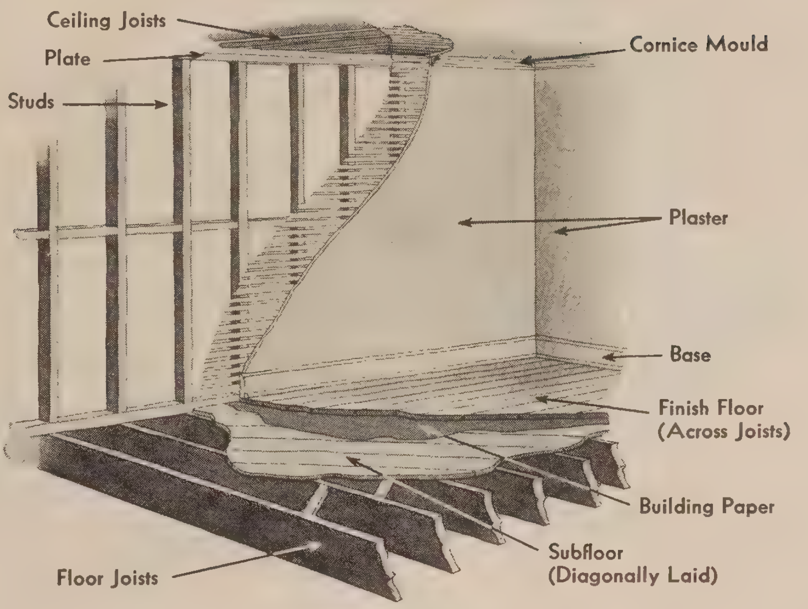
SO YOU'RE GOING TO Build


Roof Rafters
Shingles
Roofing Paper
Roof Sheathing
Flashing
Gutter
Leader
Diagonal Sheathing
Building Paper
Second-Floor Joists
Clapboard or Siding
First-Floor Joists
Studs
Foundation Walls
Cellar Floor
Footing


Snow Pocket
Valley
Flashing
Snow Pocket
Ridge
Hip
Dormer
Parallel Gables

ILLUSTRATIONS BY
ARCHITECT ROBERT CARR

a New Home!



Foundations

USUALLY of stone, concrete, brick, or hollow tile, foundations have two primary functions: (1) to support the building with a minimum of settling, and (2) to keep water and dampness out of the basement.

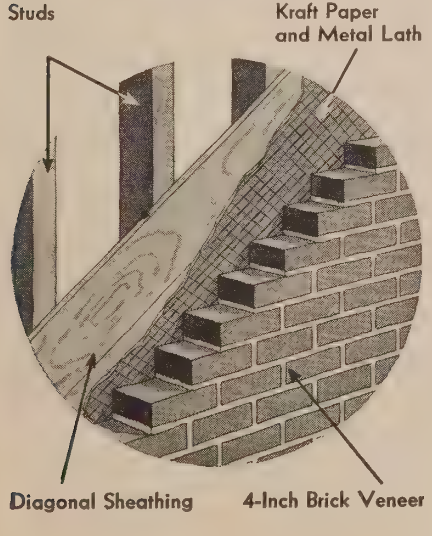
Soil is, after all, comparatively soft, and a narrow wall will sink with a somewhat knifelike action. The firmer the earth, the thicker the wall, the less settling there'll be. So the bottom of the foundation wall is provided with a projecting base, called a "footing" (see illustration), which distributes the weight of the wall (and the house above) over an area of earth sufficiently large to bear that weight.

Excessive, or uneven, settling will cause your floors to sag, walls to crack, and other decidedly unpleasant things to happen. It's wise, therefore, to see that the bearing capacity of your site is carefully considered and the foundation wall, with its footing, figured accordingly.

The seepage problem must also be studied in relation to the site. If the grounds are sloping, a tile drainway, properly placed beneath the ground before the threatened wall, will collect down-flowing waters and carry them away. In any event, apply to your foundation walls one of the several types of good waterproofing that are on the market. A basement's windows should permit sunshine to enter sometime during the day, for a pleasant recreation room without signs of being damp or cool and for utilitarian use.

Walls

THE walls consist of upright wooden members called "studs," covered outside by 1-inch thick planks called "sheathing." Sheathing furnishes a surface over which the exterior finish is placed. This may be siding, shingles, stucco, stone, or brick. Always use a good grade of building paper with the sheathing. It helps keep the wall water- and air-tight.



The inside of the wall may be covered with lath and plaster or any of the numerous insulating boards now available. Some are so attractive you may not want to cover them with paper, plaster, or paneling. Anyhow, put in your walls substantial insulation against heat loss in winter and for protection from the summer sun.

Doors and Windows

OPENINGS, particularly in exterior walls are always danger points. The vertical sides of door and window casings (jambs), the tops (heads), and the sills constitute joints which must be protected against air and water seepage. By all means, flash such joints thoroly with copper flashing—sheet metal. And weatherstrip windows and doors.

New glass includes that which shuts out infra-red rays and has, therefore, some insulating value. Another type, permitting ultraviolet passage, is fine for sun room or conservatory.

In "frame and veneer" construction, wooden joists support the floors, and where the load is concentrated (as under partitions) the joists are sometimes doubled. They frame into the wall studs and on the ground floor are also supported by the foundation walls and basement piers. These piers often are replaced by slender iron posts.

In addition to the familiar wood finish floors, consider linoleums, corks, rubber, and synthetic tile floorings.

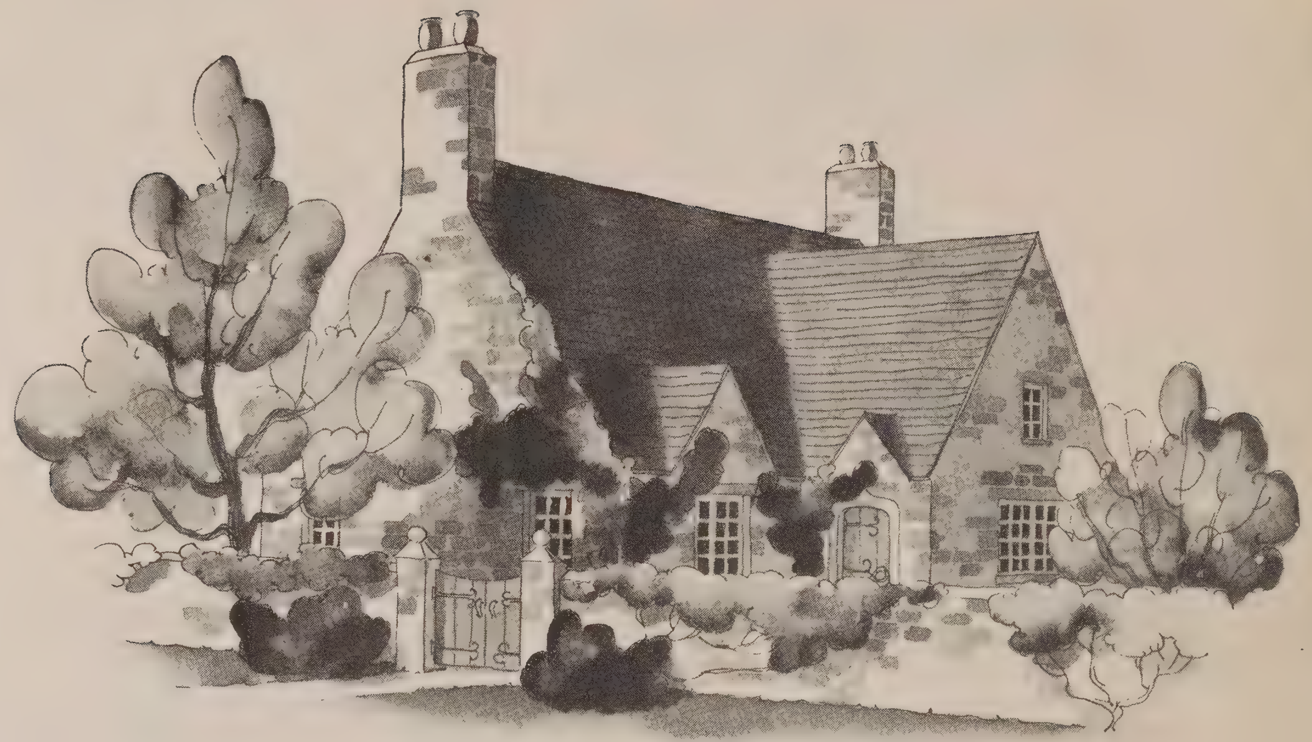
Roof

ROOF structure consists of rafters resting on the horizontal member which tops the studs, and these rafters meet at the ridge. Rafters are sheathing-covered, and over this the chosen roofing material is applied. The tendency of heat to rise makes insulation of the roof doubly important.

For carrying off the rain, there are wooden gutters lined with metal, or metal gutters.

THIS story has dealt especially with the type of home construction most prevalent in this country and known as "frame," or "frame and masonry veneer." In short, this type of construction consists of a wooden framework resting upon masonry foundations and covered on the outside with either siding, shingles, stucco, or a veneer of masonry.

To reduce fire hazard in wood-frame construction: (1) use good quality flue lining; (2) keep wooden members of walls and floors as far away from the hot parts of the chimney as possible; (3) never use the chimney for structural support; (4) place crosspieces at intervals in the spaces between studs and between joists to prevent continuous drafts; (5) don't worry, but carry insurance anyway.



Just an inspirational stone cottage . . . that gratifies some instinctive human need

FIREPROOF AND SEMI-FIREPROOF CONSTRUCTION

Stone—How to Select It and How to Use It

SO YOUR home may be in harmony with its surroundings, it's wise to choose a variety of stone suitable to the character of the site. A smooth marble house in New Mexico, for example, would be just as incongruous as an adobe mansion on New York's Fifth Avenue!

Every variety of stone has its unique characteristics, which dictate the way in which it should be shaped and laid. Strongly grained stones, for instance, are most satisfactory when built up in rather long, narrow pieces. Softer, more uniformly grained stones, which can be cut readily, may be used in regular, closely jointed blocks. There are many kinds of stone, and the smoother the stone and the more regular the courses, the more formal and monumental will be the result. The rougher the stone and the more irregular the courses, the more intimate and informal will be the appearance of the wall.

"Rubble" (rough, uncut stone) and "ashlar" (cut stone) walls are usually 12 to 16 inches thick—24 inches for the foundation—and must be well "bonded" to retain structural strength. "Bond" stones (stones long enough to extend thru the wall from the outer to the inner surfaces) should be placed at least every 2 feet measuring vertically, and every 3 feet horizontally. The wall's strength is also affected by the mortar it contains and, where subject to dampness, as, for instance, below ground, or on the side facing prevailing winds, Portland cement mortar should be used. Elsewhere lime mortar or cement-lime mortar is acceptable.

Brick

ADEQUATE bonding is just as vital in brickwork; in fact, all the attractive patterns—Flemish Bond, English Bond, and Common or Running Bond—are derived from this necessity.

Bricks which extend thru the wall, as bonds, show only their ends, or "heads," and therefore are called "headers." A brick whose long side is visible is a "stretcher."

"Efflorescence" (the whitish rash which spreads its ugliness over so many otherwise fine brick walls) is a chemical reaction and is aggravated, too, by use of an incorrect mortar mix, or inadequate flashing and waterproofing. Check the efflorescence question carefully before ordering the brick. Brick walls are generally 8 to 12 inches thick, with corresponding increases for the foundations and footings.

Concrete

CONCRETE is a highly variable and sensitive material. It depends almost entirely upon the manner in which its elements—cement, sand, aggregate (small stones, cinders), and water—are apportioned and mixed. It is affected by temperature and humidity during construction, the time allowed for setting, and forms used.

For a concrete home it's essential that your specifications contain a full description of the concrete and that the contractor be thoroly reliable. Thus you may take the most advantage of what's truly an excellent and highly versatile material.

Concrete is installed in 3 ways; (1) poured and allowed to set in forms; (2) used in pre-cast sections that come from the factory ready to be put in place; (3) sprayed, like perfume from an atomizer, onto a wire mesh core.

Hollow Block

TERRA COTTA, concrete, and other masonry and clay products (both natural and synthetic) are available in the form of hollow blocks; they make easily handled and easily erected units that weigh little and are reasonable in cost. The exterior finish is usually cement or stucco, just as concrete walls are often treated, tho some blocks are sufficiently attractive to be left uncoated.

Interiors—Floors and Partitions

WHATEVER interior finish has captured your fancy—plaster, wallboards, paneling—it must never be allowed to rest in direct contact with a masonry wall. The process of "furring" (placing thin strips of wood against the wall to create an air space between) is necessary.

Very often floor construction is the same as in wood-frame buildings, but joist ends, which extend into the masonry wall for support, must be daubed with waterproof compound to avoid decay. Other types of floor construction employ reinforced concrete beams (spanned by pre-cast concrete slabs) or light steel joists. Floor surfacing may be wood, tile, linoleum, terrazzo, marble, cork, rubber. Partitions are usually built as in wood-frame work. Materials that may be used are: terra cotta, gypsum, concrete block, metal studs, and lath.

Windows and Doors

BECAUSE different substances expand and contract differently, a masonry wall and a wooden door or window frame joint are an unpredictable quantity that will open and close with weather changes.

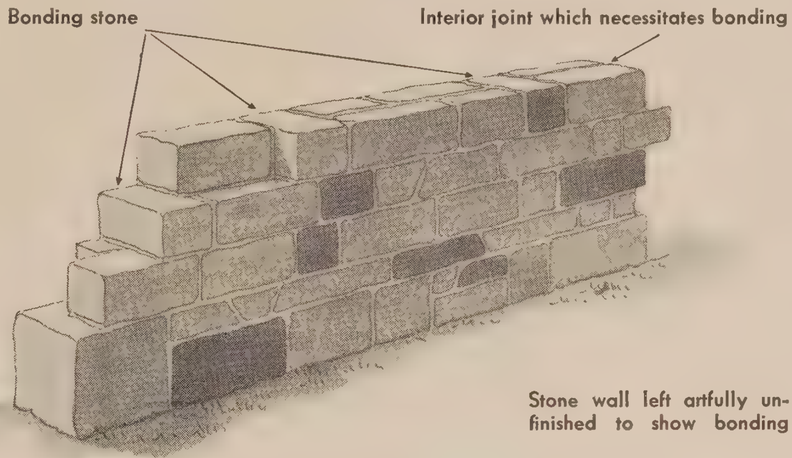
One solution is to fill such joints thoroly with some material like oakum, which will take up the variation, or to use metal frames.

The problem of wall support above narrow openings is solved with an arch in the masonry; for a wider span more structural provision must be made—steel angles or channels, reinforcement (for concrete walls); or for hollow-block construction, concrete filling and steel rods.

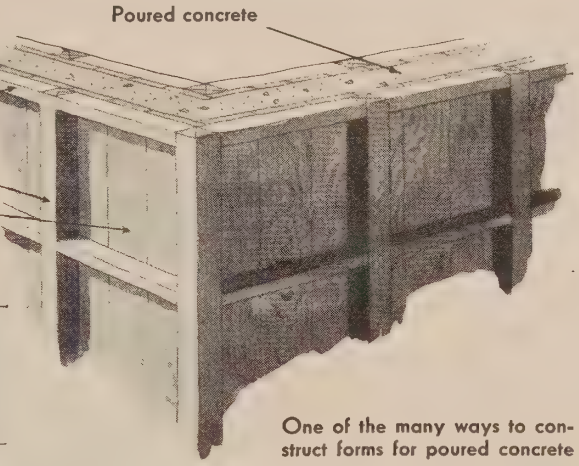
Fire Safety

STRICTLY speaking, there's no such thing as a "fireproof" material, but a home with masonry walls and wood-frame floors and partitions is semi-fireproof if fire-stops are installed, and one having concrete or steel-joist floors and non-wood partitions is termed "fireproof."

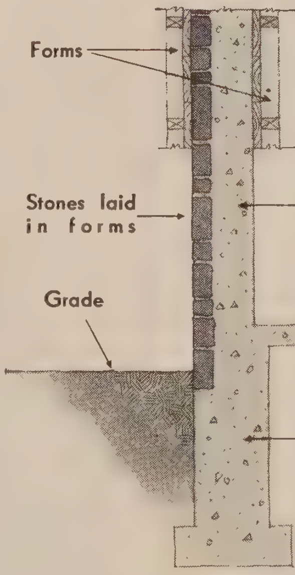
IT'S wisest to be swayed by good, plain common sense as much as by names or classes in selecting a type of home. However, a fireproof home will repay you in mental ease and in a lower fire-insurance rate.



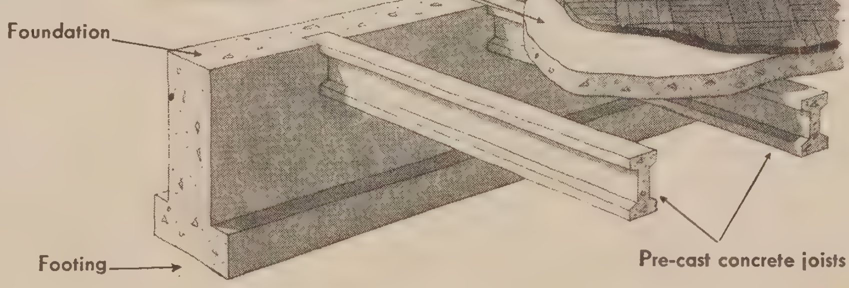
Stone wall left artfully unfinished to show bonding



One of the many ways to construct forms for poured concrete



Method of simulating rubble walls by concrete construction



Typical method of concrete floor construction

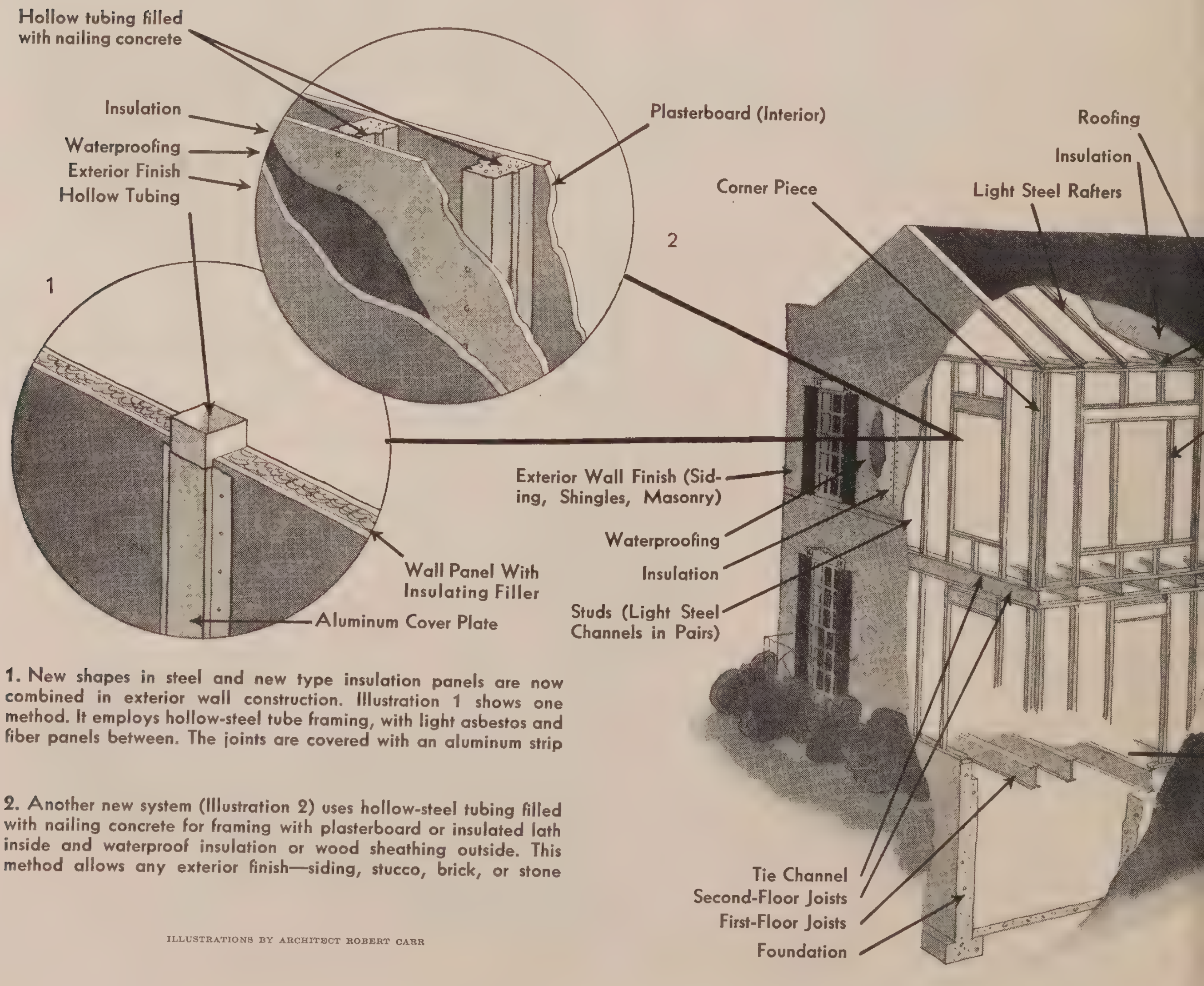
NEW Materials AND NEW CONSTRUCTION Methods

IN CHOOSING the aspect of the building-materials industry which characterizes the whole trend of today, you can't escape the fact that, just as in other commodity fields, products are being "packaged." The general idea is to avoid, so far as possible, the haphazard old-fashioned way of building everything right on the job, where so much depends on the skill of the laborer, thoroness of supervision, weather, and similar unpredictable elements. Windows, doors, structural members, flooring, gutters, and trim are now being shipped to the job as finished units, ready to be installed, after having been manufactured by highly specialized workers using ultra-efficient machines under uniform factory conditions.

Structure. Now the home-builder may take advantage of the economy and efficiency of packaged structural members. There are on the market many kinds of light steel studs, joists, beams, and rafters in a great variety of sizes and shapes to meet almost any structural condition. Some are in the shape of channels; others are angles and I's; and some are hollow-steel shapes filled with a fireproof cement and fiber material which will hold nails driven into it; each is designed to fulfill a specific purpose. They offer what is today the utmost in design flexibility and ease of installation and are adaptable to most types of wall-covering or insulation.

LUMBER techniques, not to be outdone, have also advanced. Your home will be built more quickly, more economically, and certainly more predictably if you take advantage of factory-made structural members.

"Piping"—a name that might be given to a framing scheme whereby metal tubes are fastened


Hollow tubing filled with nailing concrete
Insulation
Waterproofing
Exterior Finish
Hollow Tubing
Plasterboard (Interior)
2
1
Wall Panel With Insulating Filler
Aluminum Cover Plate
Roofing
Insulation
Light Steel Rafters
Corner Piece
Exterior Wall Finish (Siding, Shingles, Masonry)
Waterproofing
Insulation
Studs (Light Steel Channels in Pairs)
Tie Channel
Second-Floor Joists
First-Floor Joists
Foundation

1. New shapes in steel and new type insulation panels are now combined in exterior wall construction. Illustration 1 shows one method. It employs hollow-steel tube framing, with light asbestos and fiber panels between. The joints are covered with an aluminum strip

2. Another new system (Illustration 2) uses hollow-steel tubing filled with nailing concrete for framing with plasterboard or insulated lath inside and waterproof insulation or wood sheathing outside. This method allows any exterior finish—siding, stucco, brick, or stone

ILLUSTRATIONS BY ARCHITECT ROBERT CARR

together to form a skeleton structure much in the manner of a bird cage, and covered with wire mesh on which light concrete is applied—is news-worthy.

Walls. In conjunction with the light steel structural members which are gaining rapidly in favor, there have been developed numerous wall panels designed to combine the functions of the familiar sheathing, building paper, and exterior wall finish (siding, shingles, masonry veneer, stucco). These panels come in fairly large sizes for economy and speed of installation.

Just now architects and builders are much intrigued with the possibilities of glass brick as a wall material.

The phenol resinoids, or plastics, as they are generally known, offer smooth, glossy surfaces and great color and pattern variety.

Improvements in synthetic stone techniques have brought us a range of masonry textures. And there are new uses for metal as a wall covering.

Windows and Doors. Now stock doors and windows are available in so great a range, and of such fine quality, that they may be used on the best of jobs.

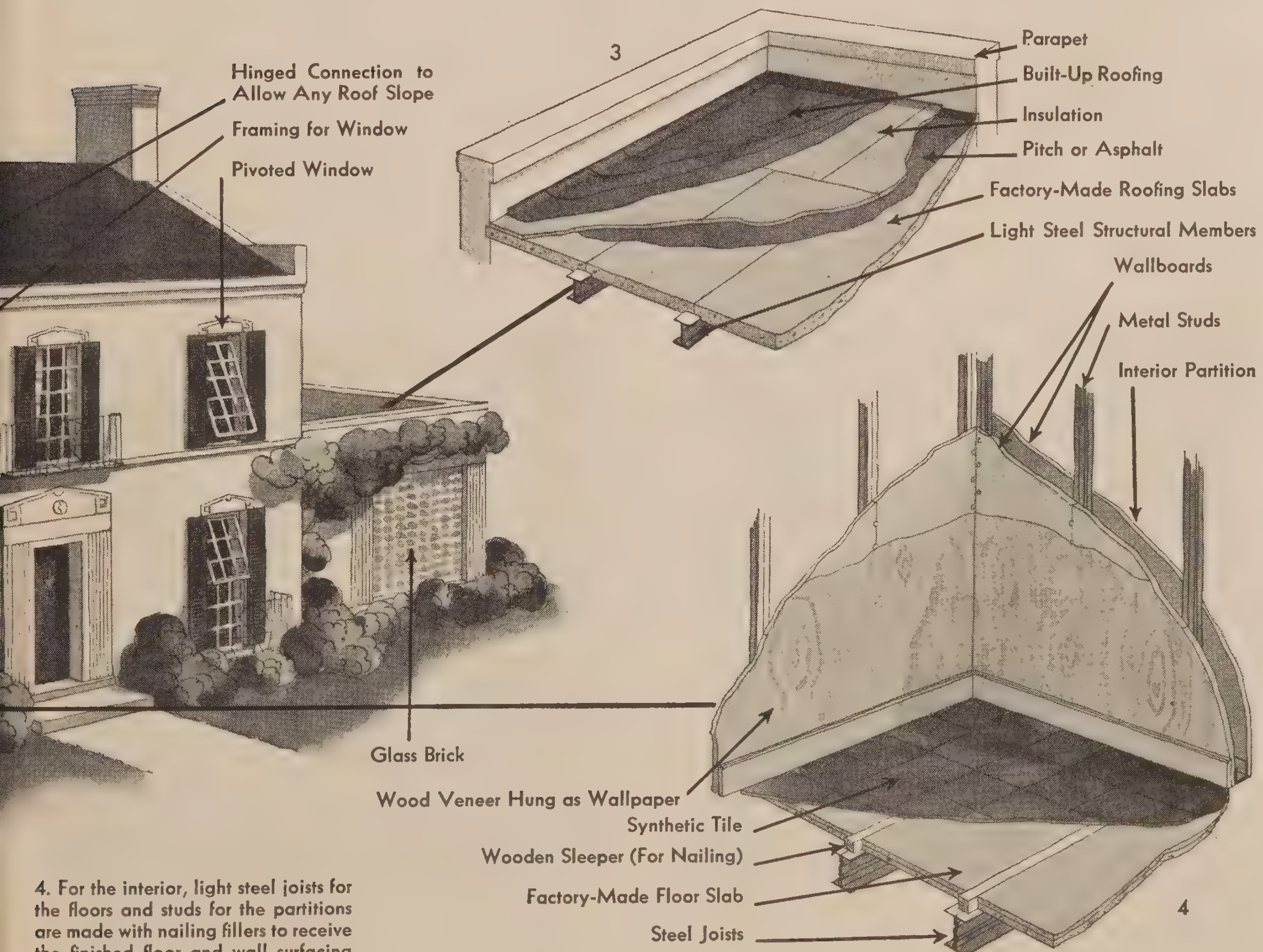
Flooring. Surfacings which come from the factory ready to be laid include wood, assembled tile, rubber tiles, synthetic substances, and linoleum.

Wall Finish. Good veneers are coming back into popular favor by providing paneling effects (as the curving of a corner) heretofore impracticable. Some new textures, too, have become possible thru improved manufacturing technique. Knotty pine—with the knots intact!—for example.

Among the familiar finishes are plasters, paints, and washable wallpapers. And wallboards!—everything from mahogany to marble finish—offer varying properties ranging from insulation to acoustic correction. Also there are aluminum and glass tile for interior wall finish.

Sanitation. The most vital part of your house, from the hygienic viewpoint is unquestionably the plumbing system. All plumbing elements have undergone marked improvement so that such long-dreaded health hazards as back-siphonage (the waste of one fixture reappearing at another) are now passé. Copper piping and fittings and such innovations as flexible copper tubing have proved their value. There are unit bathrooms, complete, that can be shipped to your home and assembled.

Kitchen. The various units of kitchen equipment are now available in standard dimensions and of the same height, and often jacketed right down to the floor for ease of cleaning. Walls are glass, tile, linoleum, or metal, as well as paint or washable wallpaper. Lights have translucent, no-glare shades.


3
Parapet
Built-Up Roofing
Insulation
Pitch or Asphalt
Factory-Made Roofing Slabs
Light Steel Structural Members
Hinged Connection to Allow Any Roof Slope
Framing for Window
Pivoted Window
Wallboards
Metal Studs
Interior Partition
Glass Brick
Wood Veneer Hung as Wallpaper
Synthetic Tile
Wooden Sleeper (For Nailing)
Factory-Made Floor Slab
Steel Joists
4

3. Modern roof decks are built of factory-made slabs, laid on light steel joists; this construction is easily insulated and waterproofed

4. For the interior, light steel joists for the floors and studs for the partitions are made with nailing fillers to receive the finished floor and wall surfacing

Glass
IN HOME CONSTRUCTION

ONE of the most outstanding advances of recent years in home design is the effort to bring about a closer integration between outdoors and indoors. We've come to feel that our garden is just as much a part of our home as the living-room; that a sun deck or sleeping porch is part of the bedroom; that the view of hill or lake is as intimate a part of our esthetic life as the paintings on the walls. And the co-ordinating factor integrating outdoors and indoors can be glass! Gardened homes of today feature more and larger windows, glass doors, even whole walls of glass.

A living-room treatment which is increasing in popularity is that of making the wall facing the terrace or garden entirely of sliding glass panels. Double sheets of glass sealed to inclose a dehydrated air space cut down heat loss and minimize condensation. Another insulation method employs a type of glass that stops infra-red (heat-bearing) rays. And Venetian blinds or shades give privacy.

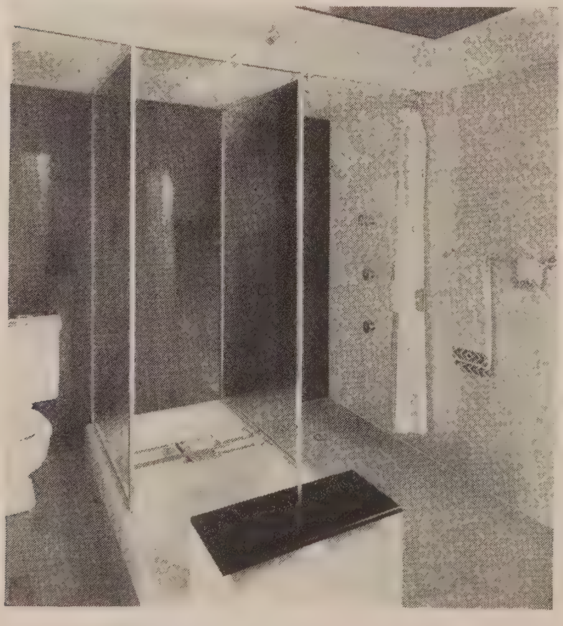
For the solarium and the conservatory, a type of glass permits ultra-violet rays to enter, for healthy plants.

For smooth, clean (and easily cleaned) interior wall surfaces there are glass possibilities in mirror panels. In bathroom and kitchen walls, there are opaque-glass tiles which are set with a plastic cement. This adheres to both glass and background by suction, so it's very important that background be rigid, non-shrinking, and non-expanding. A masonry wall is ideal. If the wall is of wood-frame construction, a heavy coat of cement plaster over securely nailed metal lath should be applied to reduce chances for annoying imperfections later.

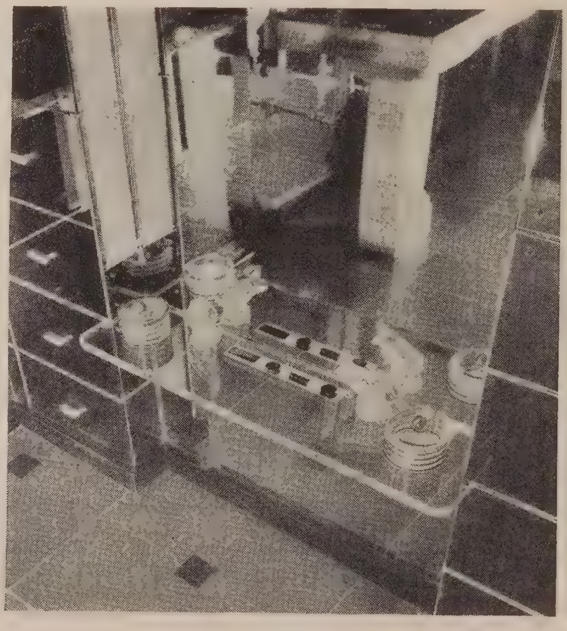
New decorative uses of the same basic material—glass—are strikingly illustrated in mirror, table, flowers, and bowl

IN LIGHTING equipment there's an endless variety of clear frosted glass, mirrored surfaces, and color panels.

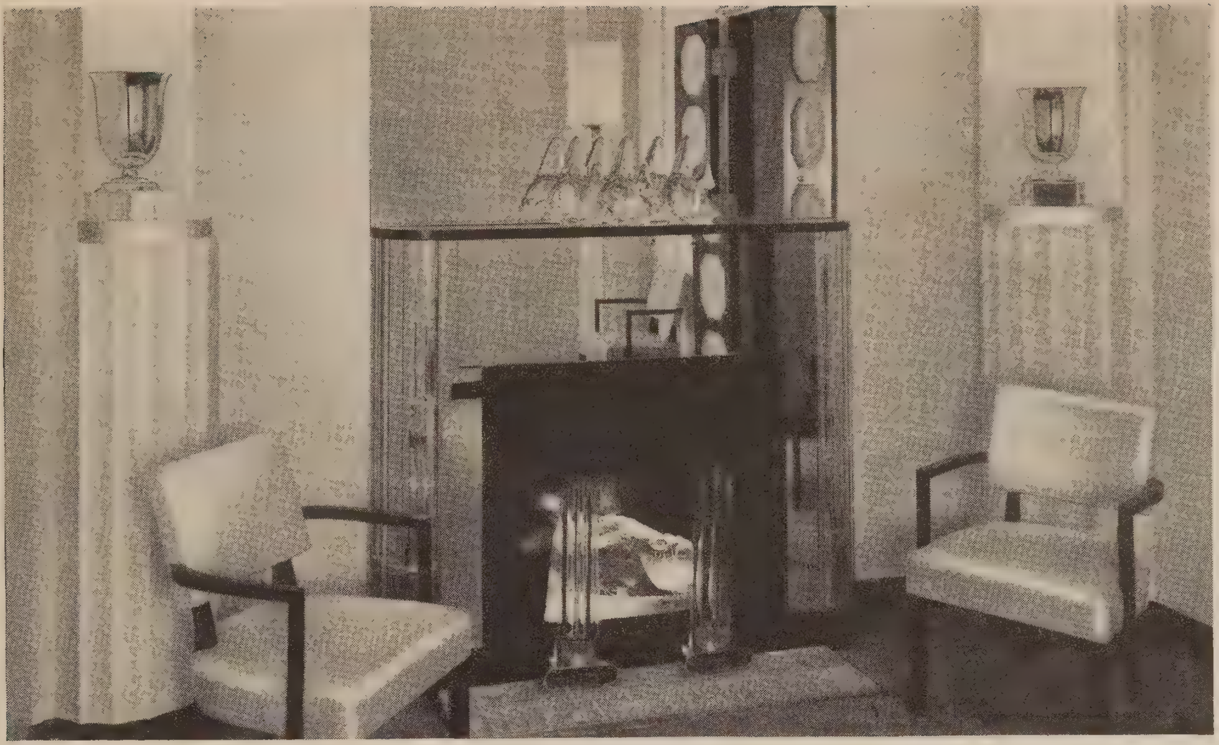
Because glass, unless of a special heat-resisting type, will soften or crack at a comparatively early stage of a fire, it may not be used to bear any structural load, tho it will carry itself as a curtain wall. This is important to know when considering some of the new glass brick. By all means use them if you like, but don't go beyond their capabilities. Glass bricks are available either in solid or hollow form—the hollow containing a 60 to 70 percent



For the bath, gleaming glass-tile walls in many colors; for the shower, spray panels of glass, attractive and easily cleaned



This simply designed dressing table, of glass, with its full-length mirror and glass-front drawers, completes a bathroom



A fireplace mantel built of mirror panels—still another example of the endless possibilities of the new glass in today's homes

vacuum and having, therefore, considerable insulating value in this form.

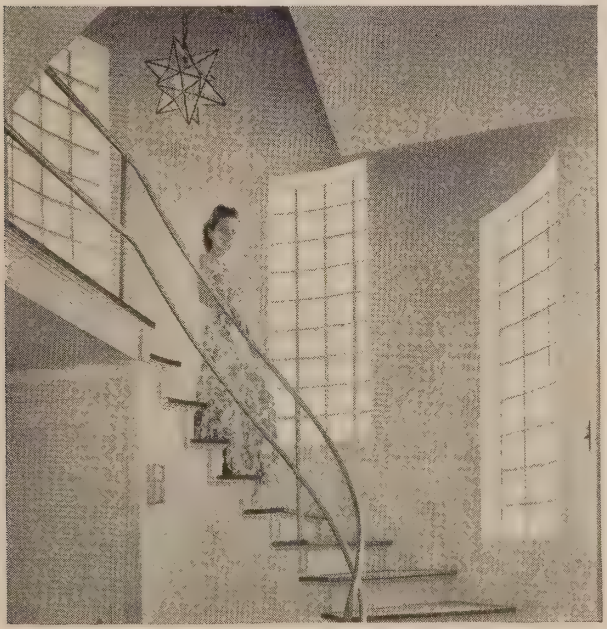
MODERN designers prefer smooth, clean (and easily cleaned) surfaces, simple forms, and light. Where these qualities are sought, as in the following examples, glass is an obvious answer:

To catch a beam of sunlight coming in thru a window and throw it into a gloomy corner, use a well-placed mirror or mirror panel. Such a spot of sunlight can perform a miracle of brightness and give the lively, stimulating air that you want, say, in your living-room. You must be careful, tho, to avoid throwing the reflection at eye level.

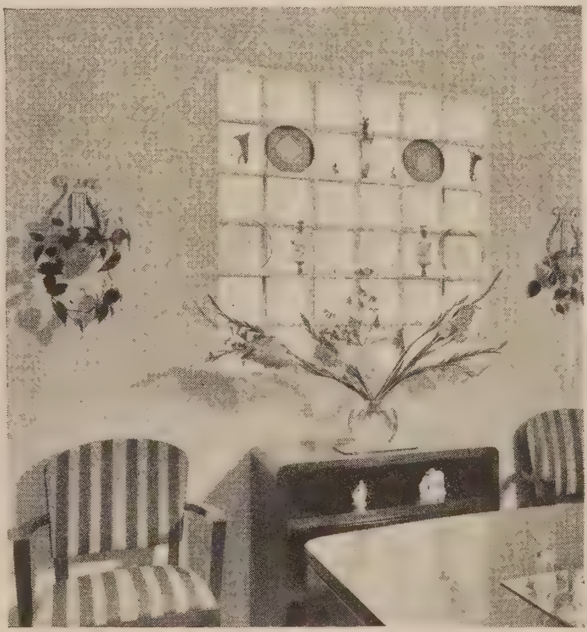
By reflecting a bit of garden or an attractive hilltop, a mirror panel may also be used for bringing cheerful color into a room. It will make the room seem more spacious and airy by thus providing double vistas. The use of mirrors for framing a fireplace (as shown in the photograph) receives the favorable reaction of many homeowners. As lining for decorative niches, or for surfacing light-switch panels, mirrors give attractive results.

IF YOU'VE planned a bedroom so that one wall will contain a closet door, a bathroom door, and a bit of space between, mirror all three of these surfaces. This provides a swanky, adjustable dressing mirror (be sure the doors swing the right way)! In bathrooms be generous with mirrors and mirror paneling. On built-in closet chests you may like the idea of clear glass drawer fronts for easily locating stored objects.

Glass, an old material, has many new home-construction uses that add beauty and convenience.

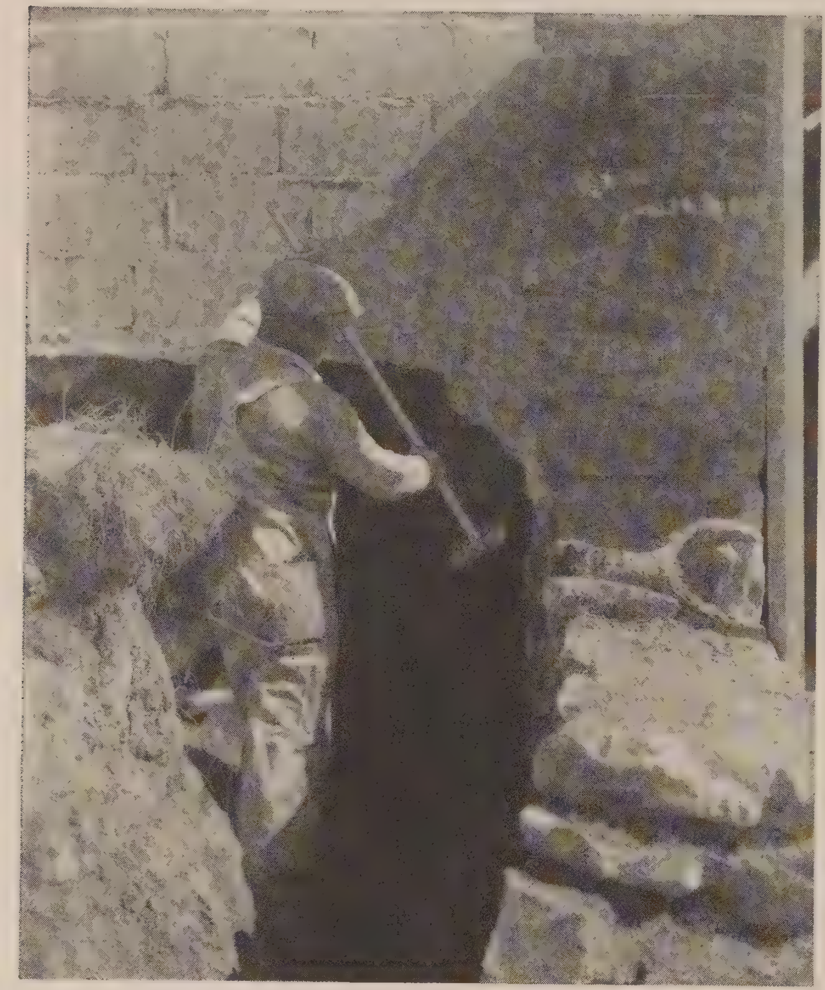


Here three decorative panels of glass block in the curve of a stairway let in a flood of light, yet screen a drab view



Use glass block to pass a slice of light thru interior partitions. This dining-room gains sunshine from the kitchen

Water-Proofing



Every new basement wall, unless waterproofed integrally, should be given a very tight membrane of dampproofing on the exterior surface

BECAUSE cellars today have become basements in which we live and play and work, dampproofing is an important phase of building.

When it's built, the foundation of a house can be made thoroly waterproof at comparatively little expense, whereas when leaks develop after completion it's far more expensive to correct them. A well-constructed basement should be just as effective in keeping water out as a swimming pool in keeping water in.

The ideal building site is one upon which the grade falls slightly away from the house in all directions. Where the land slopes toward the building, it's advisable to intercept surface water by laying drain tile to carry off water before it reaches the house; provide a smooth downward slope, extending at least 10 feet about the entire foundation. Unless downspouts are adequate, water won't be carried away from the foundation. Where there are no storm sewers, leaders may spill into a surface gutter.

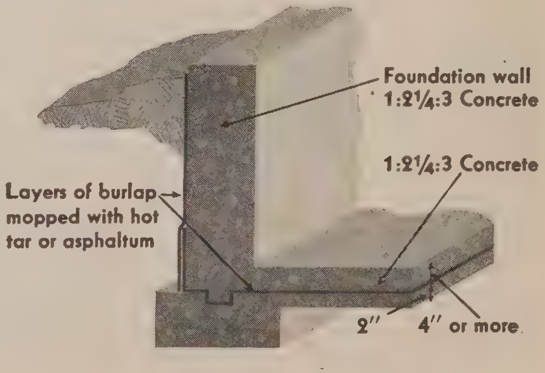
Usually it's desirable to place a line of drain tile in a trench around the outside of the basement, level with the footings which drain to a suitable outlet. This trench should be back-filled with coarse gravel or crushed stone to within a foot or so of the surface and finished with topsoil. Joints between the tile should be wrapped with burlap or sacking to keep out dirt or sediment.

POROUS walls, a result of poor workmanship or materials, are frequently the cause of foundation leakage. The naturally porous structure of stone readily permits water seepage, but stone walls laid in good Portland cement mortar, with the outside covered with two coats of mortar, can be made watertight. Brick, tile, or concrete-block walls need a good mortar joint to exclude water. Cement blocks should always be of the best and made under proper conditions.

In all concrete work, construction should be attempted only when the excavation is dry; otherwise a sump or pump hole should be dug in the ground near the outside of the building to drain the excavation. If the concrete is deposited in water, or if there's seepage thru the concrete at the time of construction, the work won't be satisfactory.

If wall is less than necessary thickness, if footing is inadequate or rests on insecure ground, cracks may develop. A foundation usually settles; if unevenly, in the process it develops cracks. Good footings are essential to a dry basement. It may be necessary to make the foot-

FOR NEW CONSTRUCTION AGAINST GROUND-WATER PRESSURE



ILLUSTRATIONS BY SIGMAN-WARD

Would you like your basement to sing the old refrain—"How Dry I Am"? Here's how:

ings wider and thicker and reinforce them with from 4- to 8½-inch rods. They should be constructed with a groove formed in them as a key, as shown in the illustration. The groove should be about 3 inches wide and 3 inches deep, running horizontally along the center of the top of the footing, and with the wall above, the final effect is like a tongue-and-groove joint.

Everything said about porous walls and cracks in walls applies also to floors. If a concrete floor isn't at least 4 inches thick, it will crack. If its mix isn't correct, it means water seepage.

A strong durable foundation is the first requirement for a house, and experience points to concrete as the best available material. It should be mixed precisely as recommended by the Portland Cement Association (33 West Grand Avenue, Chicago). The point cannot be stressed too strongly that to assure successful work all recommendations as to ingredients, proportions, and general working conditions must be followed.

When a basement-floor level is normally close to the ground-water level, trouble will occur during rainy seasons. Houses built close to water are particularly subject to basement leaks, due to changes in the ground water level.

While the means by which a basement may be waterproofed are many and diverse, the general methods are few. So-called integral waterproofing is perhaps the most common method. A compound obtainable in powder, paste, or liquid form is mixed in recommended proportions with the water used in making the joint mortar for laying blocks, bricks, or stone, and for surface coatings.

Or, apply a water-resistant coating to the surface of a foundation wall or floor. Sometimes such a coating on the inside of a wall and on the top of a floor slab is successful, but the proper place is on the outside. The cement mortar should be applied in two distinct ⅜-inch coats, giving a final thickness of ¾ of an inch. The first coat should be scratched and allowed to dry thoroly before the second coat is applied. Integral waterproofing compound may be used in this cement mortar as added precaution. A full inch thickness of cement mortar, either with or without integral waterproofing admixture, may be laid on top of the basement-floor slab.

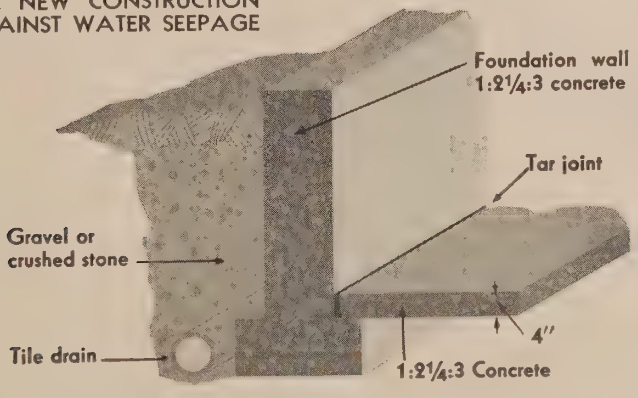
OF OTHER materials that may be applied against the outside of a wall, some contain pitch, some asphalt or wax or asbestos fiber, some water-gas tar, or coal tar. In every case the maker's directions should be carefully followed.

Concrete for walls and floors is most satisfactory in resisting ground water. If an un-reinforced concrete floor is used, it must resist, by its own weight, the water pressure from below. A 6-inch slab is needed to resist the upward pressure of a 1-foot head of water. Where a plain slab would be excessively thick, a reinforced slab would be more economical, but it should be anchored to the walls and intermediate partitions by metal bars, standard wire, or expanded metal mesh embedded in the concrete.

Then, as a positive seal, the floor is made in two layers with waterproof membrane between. Membrane waterproofing is the most important method and the one that most successfully meets all serious water conditions. Resort to less expensive means may be had when there is a strong probability that these will suffice, but no method supplants using membrane waterproofing. The membrane is composed of several layers of felt or fabric, each of which is coated and bonded with some hot bituminous material (asphalt or coal-tar pitch). This should be laid in the floor and continue across the footing and up the outside of the wall to the grade level. The entire outside surface of the basement wall below the ground line should be covered with as many additional hot mopped membranes as the conditions require. In replacing the back fill, be careful to avoid puncturing the waterproofing.

Sheet-copper membrane in a range of weights to suit various requirements is often used in place of felt or fabric, or in combination. Some membrane is copper only; some is bonded with felt or building paper.

FOR NEW CONSTRUCTION AGAINST WATER SEEPAGE

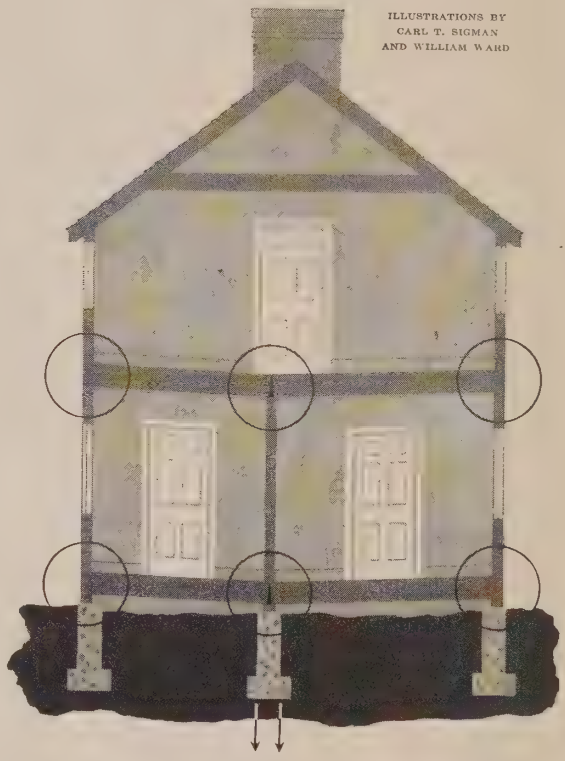


RECOMMENDED CONCRETE MIXTURES FOR FOUNDATION WALLS AND BASEMENTS

KIND OF WORK	GALLONS OF WATER TO ADD TO EACH ONE-SACK BATCH IF SAND IS --			TRIAL MIXTURE FOR FIRST BATCH			MAXIMUM AGGREGATE SIZE (INCHES)
	DAMP	WET	VERY WET	CEMENT	SAND	PEBBLES	
BASEMENT WALLS	5½	5	4¼	1	2¼	3	1½
FOUNDATION WALLS FOOTINGS	6¼	5½	4¾	1	2¾	4	1½

CRACK-PROOFING

There's a great deal we can do, when we build, to prevent those cracks we can't laugh off later



ILLUSTRATIONS BY CARL T. SIGMAN AND WILLIAM WARD

Often some part of the foundation is found to be loaded more heavily than elsewhere, which tends to make it settle, causing distortion and plaster cracks at the points which are circled

A CRACK doesn't just happen. There's always good and sufficient reason—structure, quality, workmanship, or maintenance—for its existence. Like everything else in your house, it's a product of the way you've built or of the manner in which you care for your home.

The most deep-rooted cause of cracks (and one of the most common) is uneven settlement of the house. Your foundation walls ~~usually~~ have what are called "footings" at the base. These serve to distribute the weight which is transferred down thru the wall over an area of ground sufficiently large to withstand it. Since the intensity of the load varies, the footings must be calculated with this variation in mind—so any settlement which takes place will be uniform.

If, thru faulty design of the footings, some parts of the house settle more than others, there's bound to be some distortion within the building. Studs and joists, door jambs and heads, which were built at absolute right angles, are twisted slightly out of place—so slightly, very often, that the distortion is invisible to your eye. However, the plaster on the walls and ceilings of your home becomes aware of the resulting pressures and makes known its discomfort in the only means of expression it has—cracks. Similarly, open joints will appear around your doors and window trim, and also at the floor baseboards.

STRUCTURAL distortion may take place also thru sagging joists and rafters. Yet some sagging is inevitable. Any structural member will "give" when a load is imposed upon it. The amount of sag which takes place is called "deflection," and must always be taken into consideration when the beam sizes are calculated. Deflection less than 1/360 of the span over which the member rests is structurally acceptable and will cause no damage.

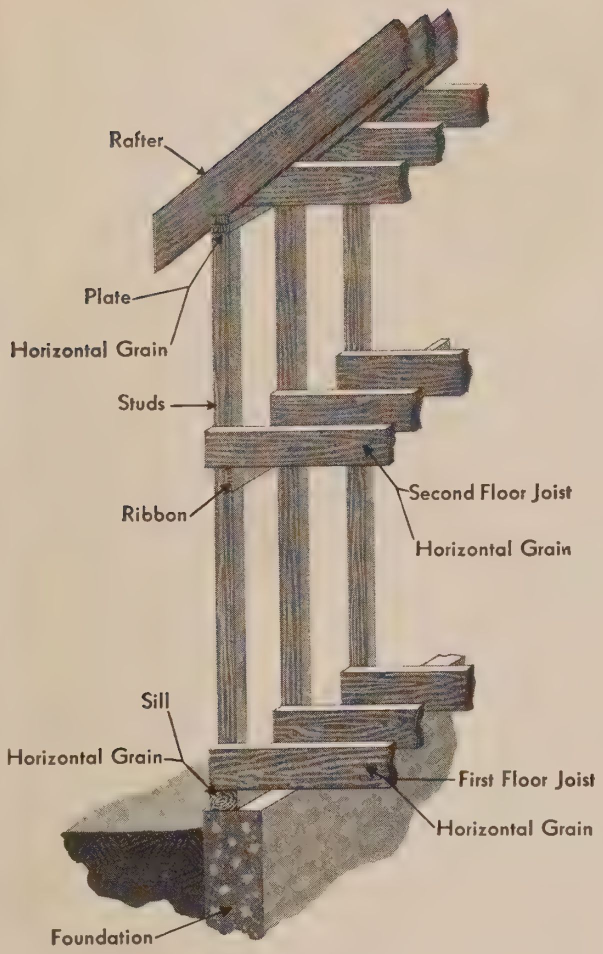
If, however, the member is too thin for its span and the deflection is greater than the allowable 1/360, your ceiling plaster will inform you!

A third kind of distortion is due to shrinkage in the structural members. The mistake of ignoring such shrinkage is often made because it's so very small in any individual member. But when you add the infinitesimal shrinkage of the sill to that in the joists, the plate and rafters, the sum may be great enough to result in the entire structural part of the wall becoming considerably shorter than the facing which is placed upon it. The facing if siding or shingle then bulges; if stucco, it cracks.

All the foregoing cracks are due to faults structural in origin. When you build, be sure the footings and structural members are well calculated, and that the lumber you use is thoroly seasoned.

Other types of cracks—in stucco and plaster—often occur because the backing (wood or metal lath) has been improperly installed. You'll save yourself many repair bills if you'll remove the whole area of offending plaster or stucco and replace the lath; but, of course, it's better to prevent it by seeing that installation is correct in the first place.

SOMETIMES tile floors try to give small imitations of the Grand Canyon because the fill material used between the joists below the tile hasn't been tamped down sufficiently. Watch that when you build.



Above, illustration of a typical house framework, showing where shrinkage occurs across the wood-grain, totaling enough to cause cracks

Cracks in window glass may be due to frames too thin or too fragile to withstand the stresses they must bear, due perhaps to the custom of designing frames the same size thruout the house or portions of it, for sake of architectural uniformity. Be sure to provide sash strong enough to withstand all stresses.

HOWEVER, don't be too quick to blame your contractor or material-supply man for cracks. There's a whole category of cracks which aren't due to structural faults or flaws in workmanship, but to your neglect or incorrect maintenance.

For example, seven full months the interior of your home is being gently but constantly baked. Continued application of heat and low humidity draws moisture out of the cells which make up the wood fiber and from the tiny molecules of your plaster.

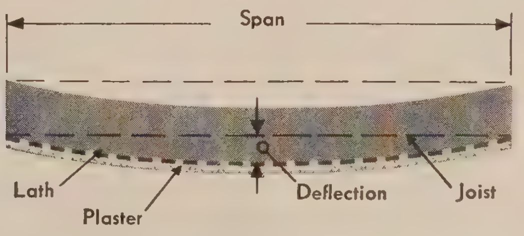
A warm-air heating system may be fitted with an inexpensive humidifying unit; steam or hot-water heating systems equipped with any of a variety of humidifiers. That will prevent a great deal of cracking from this cause.

THEN consider leaks. You may be to blame in allowing tiny leaks to go unrepaired until they become really annoying. Altho you've forgotten that tiny leak, you may be sure your house hasn't. Moisture in undetected quantities continues to seep thru and to cause eventual plaster cracks or wood warpings.

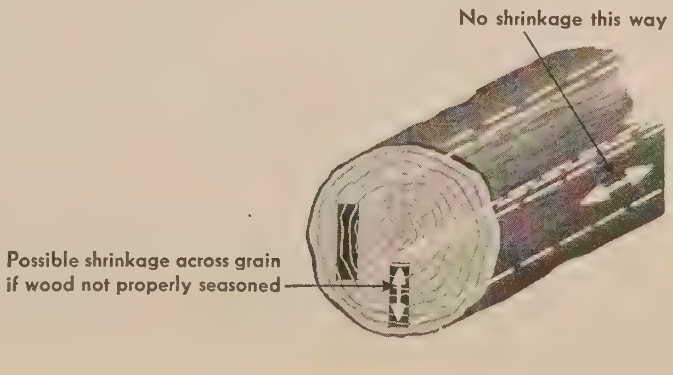
There's scarcely need to mention proper painting as an indirect means of preventing cracks. All of us are pretty well aware by this time of the importance of protecting surfaces exposed to weather or other destructive elements, such as kitchen fumes, excessive moisture (such as in bathrooms), or smoke from "smoke-proof" fireplaces. When you keep your paint job in proper condition, you save the surface; and you prevent moisture from entering pores of material with consequent deterioration and cracking perhaps to full depth.

However, you don't thereby automatically prevent all harmful influences which may operate from within the wall or ceiling, nor do you overcome crack causes which are inherent in the material or structure of your home.

TAKING everything into consideration, there's a great deal that can be done at the time we *build*, to *prevent* the appearance of cracks. If, however, in spite of your precautions, cracks appear, don't feel too badly about them. After all, we ourselves reflect the passage of the years. We might say a crack is just a wrinkle on the beloved face of Home.



Above: Too light floor joists will take deflection, causing cracks in plaster ceiling beneath


No shrinkage this way
Possible shrinkage across grain if wood not properly seasoned

A Good Roof

Both in texture and material, your roof makes or breaks the artistic merit of your home

A ROOF should be considered as an integral unit of the house, its design and shape conforming to and enhancing the general architectural scheme. There are four fundamental types of roofs: (1) flat; (2) gable—two sides running up to a ridge, leaving gable ends; (3) hip—a roof in which all four sides come to a peak or ridge, with skylights or dormers necessary for light; (4) gambrel—the result of a desire to enlarge the attic headroom by bending out the slopes of a gable roof.

Varieties of shingles available include: (1) wood, (2) asphalt, (3) composition, (4) asbestos, (5) tiles. Other roofings are: (1) slate, (2) metal roofings of tin or zinc or copper in sheet and shingle form, (3) rolled or strip composition roofing.

Eighty-five percent of the wood shingles used today are made of Western Red Cedar. Southern Cypress, California Redwood, and Eastern White Cedar are used, but Western Red Cedar is particularly adapted. It has a straight, even grain, splits easily, has an oil, peculiar to this wood alone, that renders it immune from ravages of fungi and insects, and its wearing qualities are well known.

Unstained shingles are naturally less expensive than stained, but, since maintenance cost must be figured in with the original cost and since it's been pretty well proved that stained shingles last longer than unstained ones and since color is so necessary for an artistic roof, it would seem poor economy to use unstained shingles. Shingles of various shades can be blended with gratifying effects on any type house, or solid-color roofs of soft greens, browns, or reds are a joy.

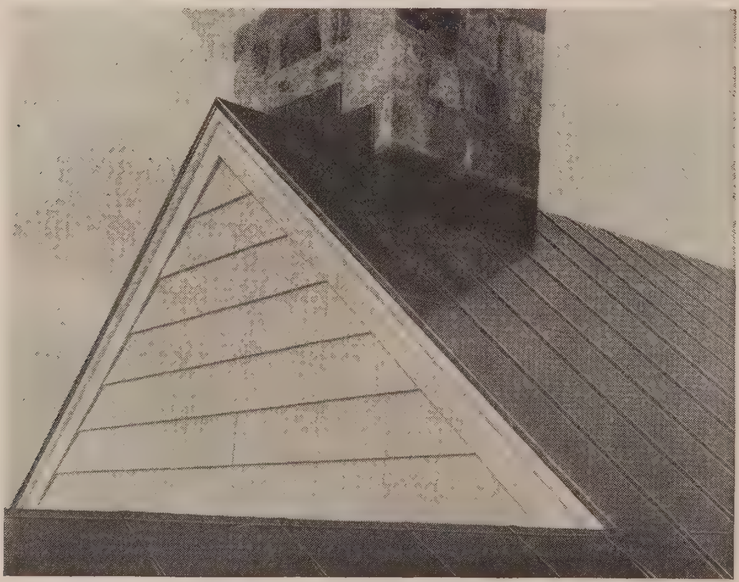
IN SELECTING a wood shingle be sure the grain is vertical and straight, for good draining. Flat or "slash" grain shingles have a hard, flint-like surface that won't absorb and hold color. A cheap stained shingle will fade and streak. A shingle long enough to allow for three laps is better than one allowing for only two, and the price difference may run only $15 to $25 on an entire house.

There's a new fireproof wood shingle made of Red Cedar treated with asphalt, then covered with ground slate. It's fire-underwriters approved.

3

THE RED CEDAR SHINGLE BUREAU

Copper sheet roofing is a new use for an old and beautiful material



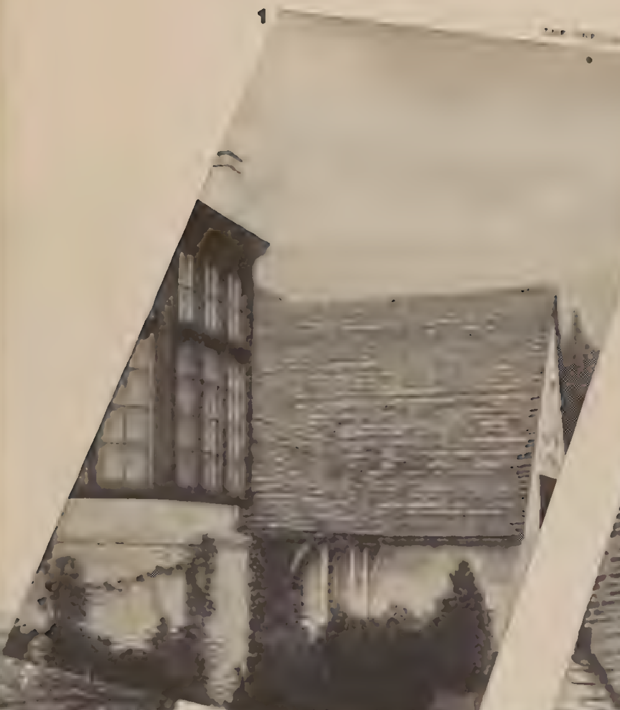
THE AMERICAN BRASS COMPANY

Going up in the price range we come to asphalt shingles. Modern scientific processes have left little room for improvement in the better grades of this type roofing. Rag felt is used for a base, and over this is poured a layer of asphalt. The asphalt is pressed into the felt and covered with ground slate or granulated stone. Cheaper grades are made with paper base and invariably crack, curl, or fade.

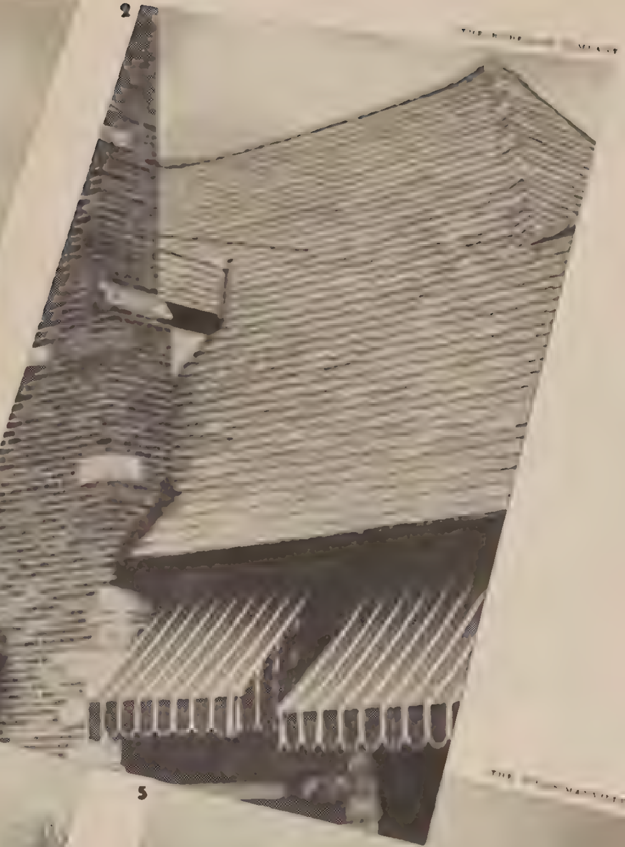
ASBESTOS shingles cost more than any of the composition roofings, are made of asbestos rock-fiber and either cement or asphalt compressed under hydraulic pressure. In the composition field you'll also find a wide variety of rolled or strip roofing. Altho it costs less, it isn't as durable.

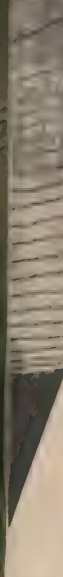
Tiles are usually made of terra cotta or burnt clay, come in unglazed red or glazed in many colors. The glazed

1

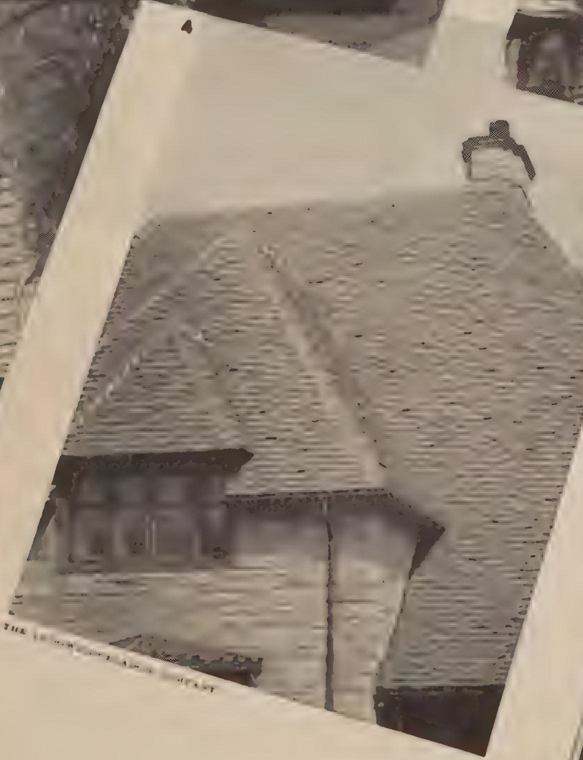


2

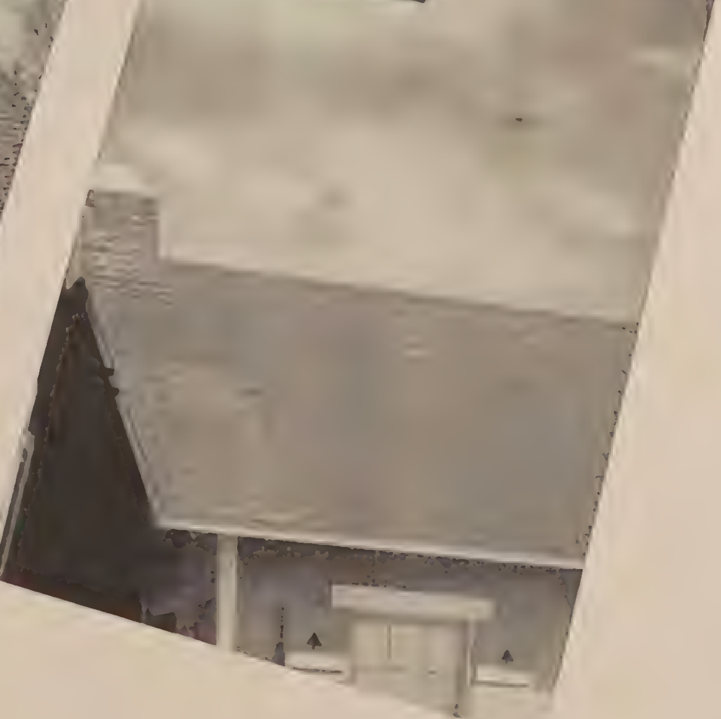




4



5



ones cost more and in extreme climates are more desirable. There are a number of metal and composition tiles, but they haven't been used long enough to judge their merits truly.

SLATE is the most costly of roofings, but the first cost is the last. Most slate roofs demand a heavier timber-framing than wood or composition roof. There's now on the market a thin slate that doesn't require the extra supporting weight.

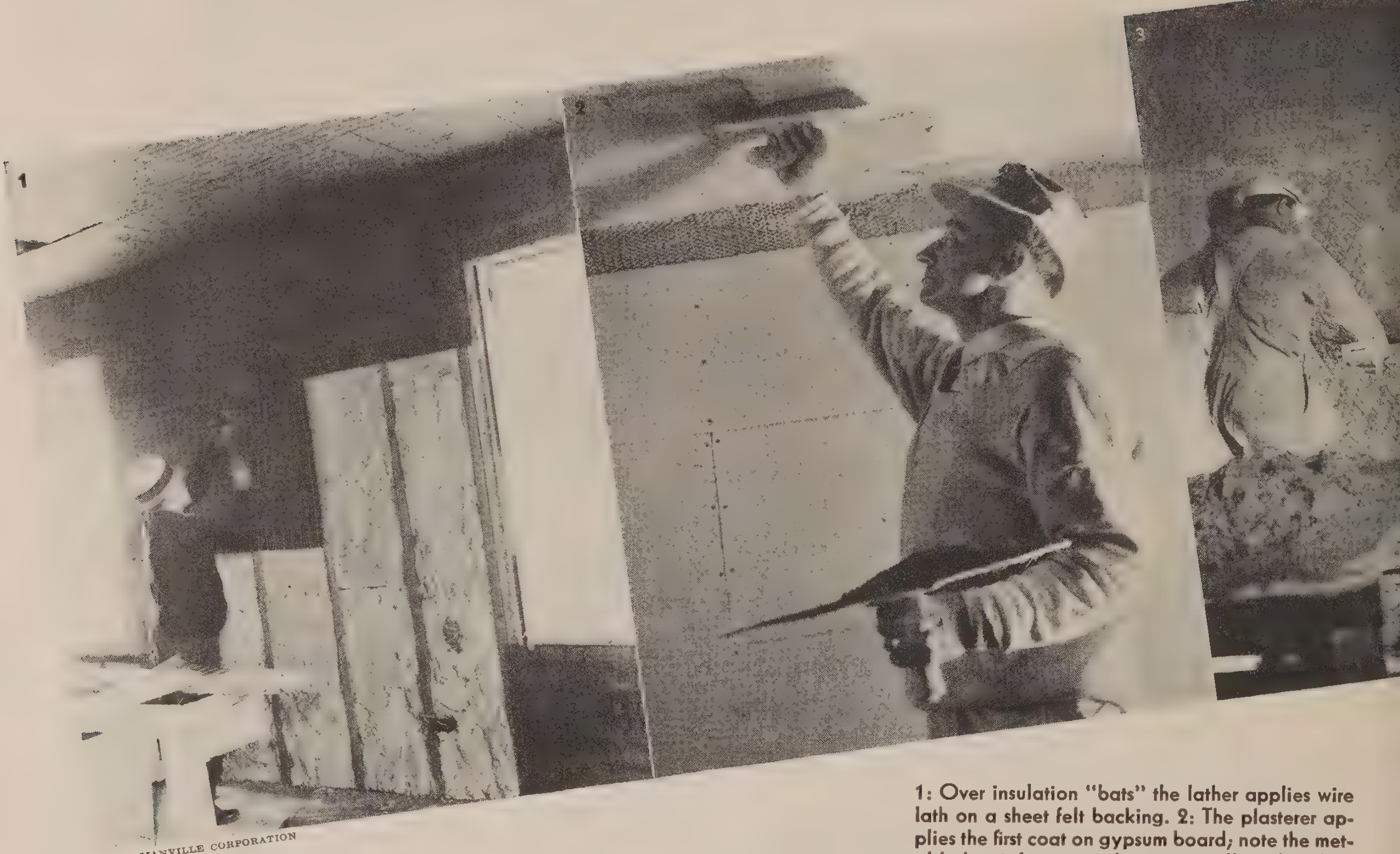
Metal roofs of tin, copper, or zinc are used more on public buildings than on homes, altho sheet copper and copper shingles have recently come to be used more widely in the home field.

The possibilities of blending colors in a roof are unlimited. Very unusual color combinations need space in which to set them off, but soft blends of reds, browns, greens, blues, or grays are pleasing in any setting.

The ideal roof is durable, economical to maintain, a safeguard to the house, and a crowning glory to your home. Give it wise consideration.

ABOVE: 1. Fine color and texture are provided in variegated shades of stained wood shingles. 2. Asbestos shingles, laid at variable widths in slightly staggered lines, are rich in design value. 3. Standard cedar shingles, stained and regularly laid, are durable and always attractive. 4. Tile shingles, warped and uneven but full of blended color, have a unique Old World charm. 5. Trim and pleasant to the eye, asphalt shingles are long-lasting, highly fire-resistant, and economically laid

Make It Stick



JOHNS-MANVILLE CORPORATION

1: Over insulation "bats" the lather applies wire lath on a sheet felt backing. 2: The plasterer applies the first coat on gypsum board; note the metal-lath reinforcement between wall and ceiling

PLASTER is a covering material which transforms the walls and ceilings from a rough skeleton to a finished form. It must be tight, reasonably soundproof, flame-retarding, washable, and impervious to temperature, odor, or chemical reactions.

Modern plastering consists of 3 separate coats as specified in the check list at the right. While the basic proportions of the mix are standard thruout the United States, variations, depending upon the type of base over which it's applied and upon climatic conditions and the kind of sand and water used, are permissible.

LATH is the base to which plaster is secured by either a "mechanical bond," such as for metal lath, or by "suction bond," such as is furnished by the minute air cells of gypsum lath. Selection of suitable lath and the assurance that it's properly installed are of great importance. The various types are listed by column in the check list, beginning at the left with wood lath:

(1) Wood lath, most commonly used, is low in first cost but more likely to buckle and warp; (2) gypsum lath is a fireproof porous sheet; (3) wire lath, a woven wire mesh grid, comes with or without a fibrous sheet backing; (4) metal lath, an expanded metal grid, is furnished in several pattern forms; (5) insulating lath is a porous wood- or vegetable-fiber sheet and has heat-insulating properties; (6) brick, gypsum block, terra-cotta tile, and concrete all serve adequately as bases for plaster.

Among recent developments is the "floating system," by which standard metal or gypsum lath is suspended from the supporting members by means of semiflexible clips. It's claimed this produces a cushioning effect, thereby minimizing sound transmission, gives greater protection against cracks, and eliminates streaks or stains. A development in heat-insulating lath is found in the application of shiny metal foil against the back of the lath to reflect radiant heat and reduce heat penetration either in or out.

FACTORS that mar plaster work are: (1) dry-outs, a hot weather problem (chalky-appearing spots due to moisture-evaporation before plaster has set); (2) sweat-outs, a cold-weather problem (damp spots caused by the plaster's having set before sufficient water has evaporated); (3) frozen plaster (damp walls of a dark color; can be avoided by artificial heat if plaster must set in cold weather); (4) slow-setting (usually due to impure sand or organic matter); (5) quick-setting (poorly selected or mixed ingredients on the job); (6) sand troubles (too much sand gives weak walls).

Other causes of plaster failure for which the plastering contractor isn't to blame: (1) movement of large timbers; (2) foundation settlement; (3) chimney movement; (4) wind-pressure strains; (5) too light construction.

2, 3, 4, AND 5, UNITED STATES GYPSUM COMPANY

3: The second, or "brown," coat goes on after the scored first coat sets. 4: Scratch-coating on fine-meshed expanded metal lath. 5: The final, or "white," coat is troweled to a smooth surface

The most important element in a new home from the finished appearance standpoint is the interior plaster on walls and ceilings. If it cracks or is mechanically imperfect your decorative scheme will be ruined and your repair costs high. Better Homes & Gardens therefore presents for your information this check list of all the approved lathing and plastering materials, with the suggestion that you check your builder's specifications before that work starts.

WOOD LATH	GYPSUM LATH	WIRE LATH	METAL LATH	INSULATING LATH	MASONRY WALLS
Use No. 1 white pine, cypress, or spruce, free from knots, sap, and bark; lath to be spaced not more than ⅜ inch nor less than ¼ inch apart. To avoid long, straight, vertical joints, not more than 7 laths shall be laid up directly over each other. Two nails at ends of lath and 1 at supports. Lath shall be soaked before plaster is applied.	Lath shall be not less than ⅜ inch thick. Boards shall be staggered to avoid continuous vertical joints at all points. Nail 4 inches apart at each support. Do not wet lath. Use metal reinforcing at all joints, angles, and around all door and window openings.	Nail every 6 inches at supports or equivalent with clips. Lath shall be staggered to avoid continuous vertical joints at all points. Lath shall be bent around all interior and exterior angles and lapped at all joints.	Nail every 6 inches at supports or equivalent with clips. Lath shall be staggered to avoid continuous vertical joints at all points. Lath shall be bent around all interior and exterior angles and lapped at all joints.	Lath shall be not less than ½ inch thick. Boards shall be staggered to avoid continuous vertical joints at all points. Nail 5½ inches apart at each support. Use metal reinforcing at all joints, angles, and around all door and window openings.	Use gypsum or cement plaster on terra-cotta tile or brick walls. Wet walls before applying the plaster. Use gypsum plaster on gypsum block walls and do not wet walls before applying plaster. Use cement plaster on concrete walls and wet walls before applying plaster.
Thickness, including lath and plaster, from face of supports to finished plaster:					
⅞ inch	⅞ inch	¾ inch	¾ inch	1 inch	⅝ inch

Plaster shall be applied in three (3) coats:—scratch, brown, and finish coats.
All areas shall be plastered uniformly to the required thickness.
Plaster shall be kept from freezing 24 hours after application. In hot, dry weather all openings shall be screened to prevent drying out before plaster has set.
Scratch coat shall be of two (2) parts sand to one (1) part plaster, by weight.
Brown coat shall be of three (3) parts sand to one (1) part plaster, by weight.

A GOOD Paint Job

THE SHERWIN-WILLIAMS COMPANY

The right paint, properly applied, is a real investment

THE right paint, properly put on, is a real investment. It will last and keep its appearance far longer than a job of inferior materials and workmanship, and while it's making the house an attractive place to live in and adding to resale value, it's protecting it against the ravages of time and weather.

Paint's chief job is that of effective seal against moisture, and *oxidization* (deterioration). When moisture is absorbed, besides resulting in damp interiors, nails loosen and rust and cracks appear, allowing still more moisture to seep in; sills, porch-column bases, and siding will begin to rot from bacterial action. When properly painted, oxidization takes place in the paint rather than the wood, and moisture doesn't get in.

Painting should be done on written specifications to cover in detail what is to be done, how it is to be done, what materials are to be used, how much the work is to cost, and when it is to be paid for.

Employ an established contracting-painter; use the best paint possible. Here are some reasons why: Painting involves many variable factors that affect the finished result and life of a paint job. Humidity, time of year, and amount of sunlight are some of the factors. The painter will foresee the problems and understand how to cope with them. He will follow strictly the manufacturer's specifications. He will, for instance, putty all nail holes after priming; submit color samples of paint before starting work; give all eave-troughs, gutters, downspouts, flashings and other metal surfaces except copper a priming coat of rust-resisting paint followed by two regular coats; know to give two coats of approved stain to exterior timber work, etc.

WHEN YOU PLAN A PAINT JOB

1. See that all construction work is finished before painting. 2. Select a paint backed by the name and reputation of a manufacturer who stands behind his products. "Bargain" paints are largely useless fillers and water. 3. Engage a painter who knows his craft, and see some of his work first. 4. Have a written contract with your painter. It protects both you and him. 5. Choose a color scheme you really like. You have to live with it a long time. 6. Don't make your painter skimp on number of coats. 7. Don't be so anxious to have work finished that you rush the painter into working in extreme temperature changes, or before surface is completely dry after rain. 8. Don't forget to include in the contract everything to be painted—screens, roof, outbuildings, trellises, pergolas, etc.

UNDERSTANDING the kind and condition of surface to be painted is necessary. Brick and stucco present a particular problem; and wood may be high or low in absorption. A good workman will adapt his paint to the kind of wood, using more oil on some, more turpentine on others, so that the priming coat penetrates the fibres.

Even the best paint may last only about half the time it should if applied by someone who doesn't know his business. "Alligatoring" (splits in top coat), indicates poorly mixed paint or error in drying time. Spotting is caused by insufficient number of coats, a wrinkled surface by a coat too thick or with too much oil and not sufficiently brushed out; cracking and scaling from too hard or brittle a paint; blistering and peeling from moisture; running or sagging from too heavy a coat; too-rapid chalking from incorrect formulation or rapid temperature changes; mildew stain from fungus accumulation.

Paint can fail because the wood is painted too soon after rain, or moisture may get behind the paint later by way of badly fitting siding over drip caps on door and window headers, or against casing of doors, windows, and corner boards. Insufficient metal flashing where porches or dormers fit into the house, or a porch whose skirting touches the ground, may let in moisture. Unless a house is dry within before painting, the sun will draw the moisture to the surface. Completed construction before painting is an absolute necessity, for if there are places where water can penetrate behind the paint, not even the best of materials can last.

MATERIALS: Good paint chalks (oxidizes) evenly as it ages. Poor paint invariably cracks and peels, and chalks unevenly (See *page 202, article VII*). House paints are in two general classes—hard and soft. Either can be white or pigmented. Hard paints require more frequent renewal,

What kind of a painter will you employ? What is to be painted besides the house? What will the contract include? Why is the right paint so important? What is the difference between a good paint job and a poor paint job? What is the difference between a soft paint and a hard paint? What colors will you paint your house?

but usually less renewal coating is necessary, and they have advantages in appearance. Soft types are inclined to chalk more evenly, and are more likely not to crack or peel over the longer period (if of high quality).

THE conventional white lead and linseed oil paints and variations are in the "soft" class. Of late, in order to induce greater opacity, whiteness, and lustre, or to reduce erosion tendencies, in some paints manufacturers are employing titanium or other pigments in place of all or part of the white lead or zinc oxide (the hardening element of soft paint); or "enamelizing" them by adding to, or substituting for, linseed oil such vehicles as tung oil, resins or soybean oil. All but soybean oil tend to put these paints in the "hard" class.

For wood, oil-pigment paint is necessary. For stucco, brick or stone, water paints may be used. If you are to know that these materials are what they should be, they must arrive sealed in their original labeled containers.

THERE are certain basic rules to follow in choosing colors; obey your individual preferences within these limits:

For cool latitudes select warm, deep colors. For hot, sunny regions, cool colors with bright accents are best.

Avoid extreme contrast or complete conformity with flanking or surrounding homes. Yours should be "different," but "socialize" with those in the neighborhood; and it should harmonize with natural surroundings. If surrounded by abundant foliage, use light color; if fairly isolated, lean to warm, rich colors.

Light colors, as a rule, make small houses appear larger; dark colors make large houses appear more compact.

Blue, green, yellow or gray trim usually is associated with the white or ivory house, but brown shutters effectively complement a brown shingle roof. The gray house calls for green, blue or brown accents; green calls for darker green, white or gray; but be careful with yellow—different shades call for different complementary trim.

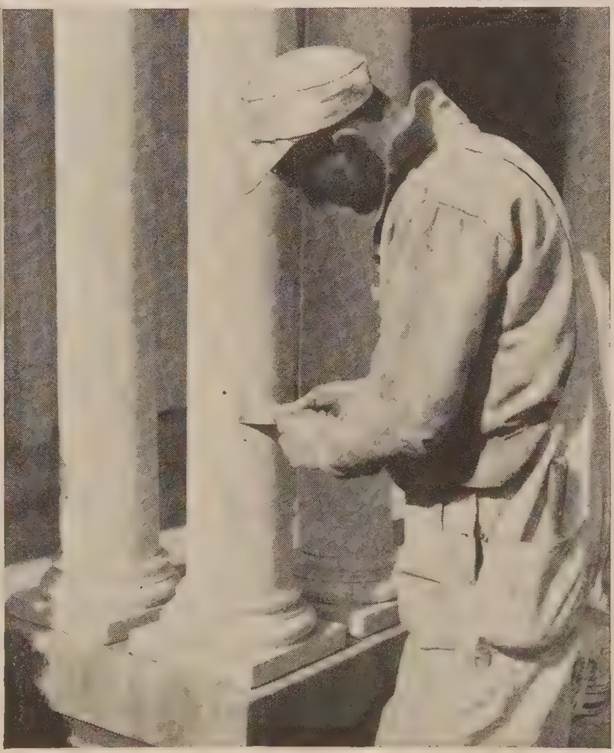
It is usually preferable that color of window frames and other details match body of the house, but with doors, shutters, and roof in deep contrast if desired.

STAINING the roof may pay, for it's the part of the house most exposed to rain, hail, snow, sun and wind; with, consequent fungus growths, decay, warping, and the rusting and loosening of nails which may allow shingles to blow off in a storm. A resulting leak may cost many times the price of a few quarts of prevention.

Remember—the work done by an expert, using quality materials, is likely to last more than *twice* as long as the cheap, unskilled job.

Every surface needs some preparatory work. A ▲ careful painter sandpapers all wooden surfaces for rough spots that would show thru the finished work

BY BLAKESLEE-LANE



Filling cracks and depressions is just as important as ➤ the quality of paint used, for no paint will cover them

A well-lighted room. The general lighting is indirect. Note the troughlike, lighted cove in the ceiling above the fireplace

WIRING AND LIGHTING YOUR NEW HOME

WILL the electrical system of your new home be adequate ten years from now?

During the past twenty-five years the use of electricity in the homes of America has increased tenfold. There's every reason to suppose this rate will continue, if not increase.

Our scientists learned long ago that electricity travels along a conducting wire much as water moves thru a pipe. The larger the pipe, the greater the water-carrying capacity; the thinner the wire, the less current.

If your electrical wiring is too small or circuit too long, the electrical force is going to be only a part of what it should be at any outlet, and you will pay for it—you will pay for the privilege of receiving inferior electrical performance! Your toaster will take longer to heat, lamps will give less illumination, et cetera; but you pay for full power at your meter whether you use it or not!

And on the health and bodily-efficiency side, scientists have found that poor lighting costs more in impaired eyesight and inefficiency than adequate lighting.

SO WHEN you buy or build, avoid both by good wiring and lighting. If you buy a home, ask questions and insist on seeing wiring diagrams and specifications used in the building's construction. Besides all the essentials mentioned following, check size of the service conductor (wire which goes thru meter and fuse box and feeds branch circuits). Less than 5-room houses should have a No. 6 or No. 4 gauge wire size; 5- to 9-room houses, No. 4 gauge; 10 or more rooms, No. 2 (the lower the gauge number, the larger the wire).

When you talk to your architect about wiring a *new* home, think of adequacy first, economy second. It will save you a good deal of money later on. Let the following guide you:

1. Wire and Circuits. Install wires and cable that resist mechanical injury. (See page 203, Article VIII.) Size must be large enough to avoid overheating and assure each outlet receiving amount of current required now and in the future. There should be a number of small, individual circuits rather than one large (long) one. Allow at least one circuit for each 500 square feet of space. Ideally, all rooms should be served by at least 2 circuits to prevent complete interruption of service should one be short-circuited. (Fixed lights should never be on same circuit as convenience outlets, nor power devices on same circuit with either; and the range *must* have a circuit of its own.)

Number 10 gauge or larger wire should be used in individual circuits embracing oil burner, power pump, stoker, air-conditioner, refrigerator, or water heater; elsewhere No. 10 or No. 12, never smaller.

Circuit breakers are better than fuses, but with either, individual units should be arranged to control each floor.

2. Outlets and Switches. *Convenience* is the guide word! It's better to have too many than too few outlets and switches. Twin and triple convenience outlets are better than single ones. No point along the floor line should be more than 5 feet from a convenience outlet. Those for special appliances should be placed *nearest to the point of use*. Convenience outlets in living-rooms and bedrooms should not be placed where they will fall behind heavy pieces of furniture; should be located at heights above the floor most easily reached, depending upon appliance or fixture in question. For instance, outlets for vacuum cleaners and floor lamps are best in the baseboard; for table lamps, mantel lamps, etc., 3, 4, or 5 feet above floor; for kitchen appliances, above counter level; bathroom appliances, 2 feet up, 5 feet up, etc.

There are convenience outlets of various special types—with hooks for hanging wall clocks, with pilot light and switch control for electric irons and other appliances, with built-in ground and aerial connections for radio; outlets for signal buzzers and burglar alarms; and there are built-in sockets and jacks for extension and portable telephones with portable plugs (which forward-looking builders will install for possible future use even if not needed immediately.) Also there are heavy-duty outlets for ranges and other appliances of high wattage, and weatherproof outlets for exterior use. (Outlets for permanent fixtures should be located, of course, immediately at point you plan to locate fixtures.)

You should never have to enter a dark room, nor walk more than 10 feet in a dark room when leaving it after turning out the lights. That means, usually, three-way switches at room entrance and exit points. Stair halls and basement and attic stairs should have multiple-control switches. Grouping several convenience outlets under control of a single switch will save round trips to turn on or off several units commonly used at the same time.

In addition to master switch at meter, there should be a second master switch in the master bedroom, controlling *all* lighting and outlets. For all conventional switches but the master (which is usually the knife type), tumbler type is preferred. You can procure switches with pilot lights to indicate when current is on.

3. Lighting and Fixtures. Too much light is a rarity. Provide for plenty! There should be a ceiling fixture or other general lighting in every room in addition to decorative, occasional, and incidental lighting fixtures elsewhere needed or desired. All should be *non-glare;* as many as possible, *indirect* or semi-direct. (One ceiling fixture for each room is sufficient if room does not exceed 300 square feet, or the length is not more than 1½ times the width. Bracket lights on side walls should be about 5′6″ above floor.) Lighted trough-like coves, panels, or "boxes" for indirect glow are both decorative and practicable. A wide selection of correct-illumination fixtures is available—for every type of installation.

Even if you can't imagine yourself ever installing all the thousand and one available electrical gadgets, there still remains the possibility that you may some day change your mind—or the family may change it for you! It costs very little to provide for every electrical event while your home is under construction, but much more to add things later on. Besides, if you should ever decide to sell, it won't hurt your asking price any if your house can furnish complete electrical service—at the flick of a switch!

LIGHTING AND WIRING GUIDE

Here is a check list for your consideration in wiring the new home. The well-wired, well-lighted home approximates this.

EXTERIOR

Push buttons to operate buzzer, bells or chimes
Light at doors and on porches
Illumination of steps, walks, and house number
C-outlets* on terraces and for garden light
C-outlet* for Christmas tree and other decorative exterior lighting
Switch control in hall for all exterior outlets

ENTRANCE AND STAIR HALL

Ceiling outlets for illumination, switch control
Side-wall bracket light-fixture outlets, switch or fixture control
C-outlets* for table lamps
C-outlets* for vacuum cleaner

LIVING-ROOM

Ceiling outlet for general illumination, switch control
Side-wall bracket lights, switch or fixture control
C-outlets* for table, piano, and floor lamps; vacuum cleaner
C-outlet* above mantel for portable lamps
Floor outlets for portable lamps on free tables
Radio outlet; telephone outlet
Push button to annunciator in kitchen
Air-conditioning controls
Outlet for unit air-conditioner

DINING-ROOM

Ceiling outlet over dining table, switch control
Side-wall bracket lights at buffet, switch or fixture control
C-outlet* for buffet lamps; vacuum cleaner
Floor outlet under dining table for coffee maker, waffle iron, toaster, etc.
Push button on or under table connected to buzzer in kitchen
Radio outlet; unit air-conditioning outlet

KITCHEN

Ceiling outlet for general illumination; switch
Ceiling or side-wall outlets for lights at sink, range, work table, above counters and under cupboards
C-outlet* for refrigerators, electric garbage disposal unit, dishwasher; separate circuits
C-outlets* above counters and work table for food mixer, grille, roaster, toaster, coffee maker, coffee grinder, waffle iron; towel drier and plate warmer, etc.
C-outlet* for flat iron, switch and pilot light
C-outlet* near floor for vacuum cleaner
Clock outlet 7 feet above floor
Outlet for exhaust fan, switch control
Electric range outlet, special circuit
Electric hot-water heater outlet, special circuit
Radio outlet
(Precaution: Metal work tops used on counters should be grounded to a water pipe by wire soldered to underside of counter top.)

LAUNDRY

Ceiling outlet for general illumination; switch
Outlet for illumination over laundry trays, washing machine and ironer, fixture control
Ceiling outlet with drop cord, 3 feet in front of laundry trays, 5′6″ above floor, for attachment of washer; separate circuit
C-outlet* for clothes drier; same for flat iron or electric ironer, with pilot light and switch control, located 3 or 4 feet above floor
Outlet for exhaust fan

BEDROOMS

Ceiling outlet for general illumination; switch
Side-wall bracket light-fixture outlets at dresser, switch or fixture control
C-outlets* for lamps on vanity, tables, dresser, bed, reading lamp near lounging chair
Provision for night lights in baseboard
C-outlets* for vacuum cleaner, heating pad and sewing machine
Radio outlet; telephone outlet
Outlet for built-in heater, separate circuit

RECREATION ROOM

Ceiling outlet for general illumination; switch
Ceiling outlet for game table illumination, switch or fixture control
C-outlets* for table and floor lamps, vacuum cleaner, electric toys
Floor outlet for free-standing table lamp
Electric wall-clock outlet 7 feet above floor
Radio outlet; outlet for exhaust fan
Outlet for built-in electric heater
Power outlets for motors

BASEMENT

Ceiling outlets for general illumination, one or more switches
C-outlets* 3 or 4 feet above floor for vacuum cleaner, small electric tools, extension cord emergency light
Heavy-duty outlets for air-conditioning equipment; oil burner, coal stoker; water supply or other pump
Heavy-duty outlet for hot-water heater, separate circuit (can be arranged to operate on electric range circuit.)

BATHROOMS

Ceiling outlet for general illumination; switch
Wall outlet for mirror illumination, switch or fixture control
Shower stall ceiling outlet, vapor-proof fixture, switch control outside shower stall door
C-outlet* above and to right of lavatory for electric curling iron, razor or small heater
Heavy-duty outlet for sun lamp, separate circuit, switch control remote from tub
Heavy-duty outlet, built-in electric heater, switch control remote from tub

GARAGE

Ceiling outlets for general illumination; switch
Wall outlet outside garage doors for driveway illumination
C-outlets* 3 feet above floor for extension light cord and electric tools
Heavy-duty outlet for motor-operated equipment
Outlet for door motor, switch control
Outlets for battery charger; exhaust fan

ATTIC

Ceiling outlets for general illumination, switch control or fixture control as required
C-outlet* for vacuum cleaner, extension cord for emergency light, electric toys, sewing machine
Outlet for exhaust fan, switch or time-switch control

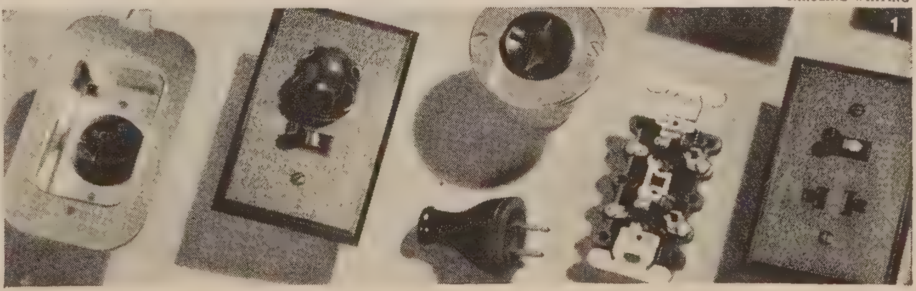
---

*Convenience outlets

+ +

POWER REQUIRED

Mazda lamps: 3 watts to 1,500 watts (average room lighting—100 to 750 watts.)
Hot plate: 2,000 watts
Radio: 50 to 150 watts
Electric razor: 9 watts
Vacuum cleaner: 350 to 900 watts
Electric clock: 1 watt
Iron: 50 to 100 watts
Percolator: 400 watts
Electric range: 200 to 500 watts per burner (Provide circuit of 8,500 watts capacity.)
Toaster: 450 to 800 watts
Heater: 600 to 1,000 watts (for bathroom air-heater, provide circuit of 2,500 watts capacity.)
Beater: 90 watts
Ironer: 1,100 watts



CAROLINE WHITING

A group of home wiring devices, from right to left: combination switch and plug receptacle on single plate; two switches on single plate; a durable, solid rubber plug; a flush floor receptacle; a switch and pilot light on a single plate; a recessed wall receptacle with hanger arranged to support electric clock in place on the wall

Make War on the Weather

THE total heat requirements of the home, which your plant must huff and puff to compensate, are figured by (1) the amount of heat which escapes thru the glass in windows and doors, (2) the amount required to warm infiltering cold air— getting in thru cracks and around windows and doors, and (3) the amount lost thru walls, ceilings, and floors.

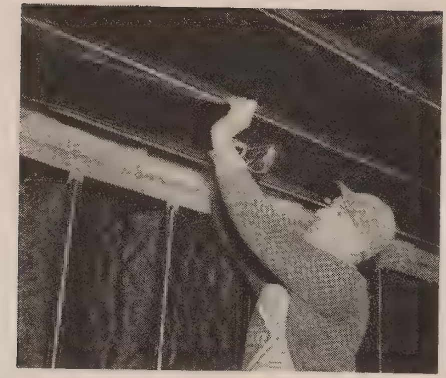
Obviously, if no heat got out and no cold air got in, you'd have to fire your heating plant but once all winter.

That's where insulation comes in. It helps you meet those factors better. By helping prevent escape of heat, and stopping infiltration of cold air, you save gobs of fuel, add gloriously to comfortable living.

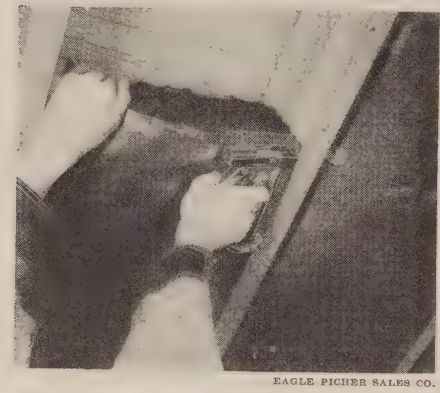
Weather stripping blocks most infiltration of cold air. Double-glazing and storm sash cut down the heat loss thru window glass. But the greatest escape of heat is *right thru the walls and ceilings* of a house.

Heat's a Rolling Stone. To understand the "why" of insulation, we must understand heat and its traits. Heat has a yen to travel and always moves in the direction of lower temperature—toward colder objects and spaces. Heat travels in three ways—by *radiation* (travel independent of air currents), by *conduction* (transfer of heat from one object or one molecule of matter to another), and by *convection* (out- and upward-traveling heated air). To keep heat within a house we've got to stop, as completely as possible, all three means of transit.

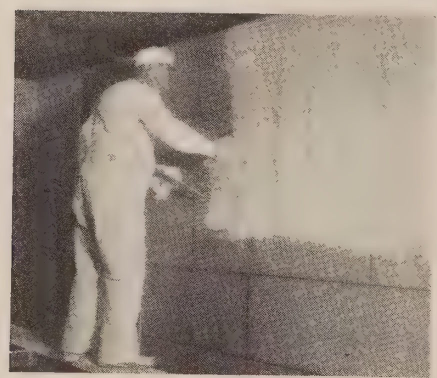
Barriers. The most effective bulwarks yet found are dead-air spaces, shiny metal surfaces, and materials that are poor conductors of heat (but


WOOD CONVERSION CO.

Types of "wool" insulation come wrapped in long, narrow blankets of moisture-retarding building paper. See also the picture below


EAGLE PICHER SALES CO.

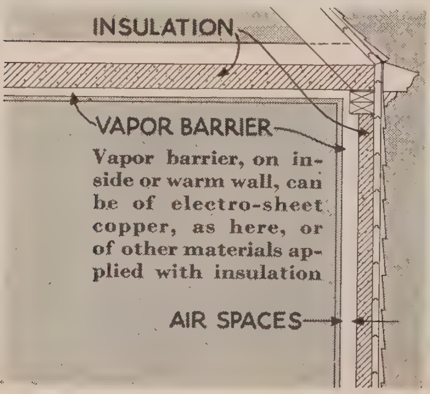
Bats or blankets of wrapped insulating wool fit snugly between studs, joists, or rafters, and are nailed or tacked in place easily as shown at left


FIR-TEX INSULATING BOARD

This insulation board (lath) serves both as heat-current stopper and as plaster base

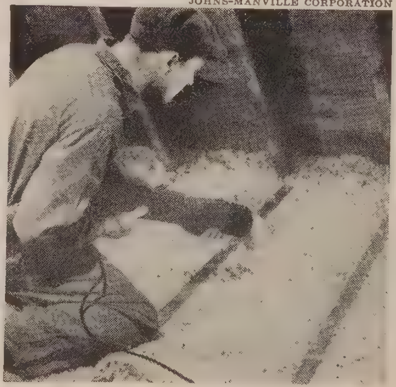
GENERAL INSULATING & MFG. CO.

A house already standing can be insulated. It's not a difficult job to blow in the loose-fill woolly insulation



Vapor barrier, on inside or warm wall, can be of electro-sheet copper, as here, or of other materials applied with insulation

Bulk insulation may be poured or blown into attic floor as shown, or into open spaces in walls and ceilings as barrier to heat passage


JOHNS-MANVILLE CORPORATION

An insulation that serves as siding consists of one layer of cane-fiber insulation board between two layers of asbestos, a two-purpose economy

THE CELOTEX CORPORATION

these last stop heat only from being *conducted* away). For halting heat passing thru walls and ceilings, insulating materials fall into three general classifications—the bulk or wool, the metal foil, and the board.

Bulk Insulation. This may be of pulverized rock, pulverized wood, mica cork, glass, gypsum, or other basic materials, and is always of *cellular* make-up. It contains millions of tiny dead-air spaces to act as the barrier to the run-out of warmth—and in addition, many of the materials are also, in themselves, slow- or non-conductors. Because the air spaces are tiny, and because the bulk fills all space between walls, convection currents to carry heat upward can't get started.

Numerous forms of good bulk insulation are on the market. You can have it in loose-fill form which is blown, packed, or poured between inner and outer wall or between joists in the ceiling. Or it can be obtained in blanket or quilt form that you tuck in place, and in bats (most of which are laid between joists or cut slightly wider than stud spacing so they wedge firmly into place in walls). A sort of long, narrow "cross" between the two is commonly wrapped in moisture-resistant building paper that nails in place between rafters, studs, or joists.

Metal Foil. Recently come into prominence, it consists of ultra-thin sheets of metal cemented to layers of kraft paper. We know that shiny surfaces reflect radiant heat just as they reflect light. Metal foil, installed within walls, ceiling, or roof, acts as a barrier to heat passage in that it reflects the heat back toward its source.

Board Insulation. Of cellular or poor-conductor form, or both in one, the board type has uses in addition to its insulating application—as plaster base, as a sheathing, or even as a final interior wall finish in place of plaster.

Fire Resistance. So much emphasis has been placed on the fuel-saving and comfort-making attributes of insulation that its importance as a fire-resistor has been minimized. Not long ago a beautiful stone and frame house, only a year old, was destroyed by fire. Had it been insulated, it's a good guess the fire would have been confined to a minor inside blaze, easily controlled. For, if not actually fireproof, most of the popular insulating materials are fire-*resistant*. Those made of compressed wood or vegetable fibers will resist the spread of fire; materials such as glass, mineral, or slag wool will not burn at all.

Moisture. Modern, tight, draft-free, insulated, air-conditioned homes, however, have brought a slight, but easily controlled, moisture problem.

Because most insulating materials will absorb and hold moisture, builders or remodelers will find it expedient to take the easy precautions suggested here and in the diagram on page 180. Moisture reduces insulating properties.

In our modern, tight, or air-conditioned houses it's a good gamble that the air inside a house will be a source of moisture. All normal air contains a certain amount of water vapor (humidity). With winter-air-conditioning systems, where humidity is controlled, usually you'll find more moisture in the air than in non-conditioned houses.

The higher the temperature of the air, the more moisture it can hold; and from a health-comfort point of view, we *should* have greater moisture content when air is warm than when it's cool.

However, as the temperature of air goes down, so goes its ability to hold moisture—in direct proportion to the temperature. Warm, moist air in a room, being cooled, gives up some of its vapor—and deposits it on the nearest cool surface where it condenses into water.

The point at which a certain quantity of air begins to set free its moisture is called the *dew point*. When moisture vapor passes thru a wall toward the outdoors from a warm room, if it's sufficiently cold outside, it will be cooled below the dew point and will deposit condensed moisture on the nearest cold surface. This is usually the inside of the wood sheathing in a frame wall or the masonry if a masonry wall.

Unprotected insulation may absorb some of this moisture, but it won't be present in alarming quantities; and upon drying, the insulation regains its usual properties.

Vapor Barrier. Nonetheless, because the method of precaution is so easy, or if there are to be high indoor humidities or low outside temperatures, it's wise to provide some sort of "vapor barrier" on the inside or *warm* wall.

In existing houses, interior plaster surfaces can be sized with aluminum or other paint, as a vapor passage resistor.

Some insulation products are provided with vapor barriers in their manufacture. Blanket types generally have moistureproof binders. Metal foil, of course, is itself a vapor barrier. Most rigid insulating sheathings are made with vapor-proof coating, and a few rigid insulating laths are made to include vapor barrier.

For other types, manufacturers may insist that after the wool is in, a vapor barrier be installed before plaster lath is applied. (See diagram, page 180.)

Buying Insulation. The best advice that can be given you about buying insulation is to select a reliable dealer who handles the product of a well-known manufacturer.

Merely applying a layer of building paper to the wall sheathing before clapboard or stucco is applied is *not* insulation. Neither is common wallboard—even tho it does offer some resistance to heat passage.

If you're buying a home, insist that someone who knows explain how thick the insulation is, what it's composed of, and whether or not it includes the entire exterior wall area and roof. Double check when buying, for jerry-builders have a quaint habit of using a nationally known product but applying it to only a limited portion of the building to advertise "this house is insulated with such-and-such."

A Good Rule. When you're building and insulating your own house, particularly if fill insulation is used, employ a contractor who specializes in this work. When board types of insulation are used, this precaution isn't necessary, but an architect should review the plans to see that sufficient insulation has been specified.

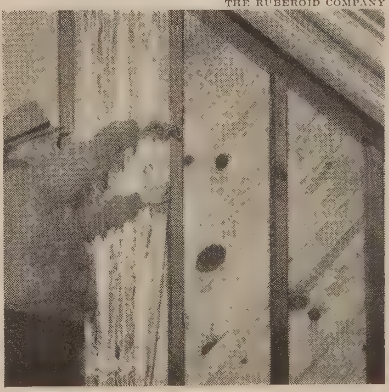
But whatever you do—insulate! Make war on the weather.

Unusual is this crepe-like wood fiber, quilt-type insulation that stretches to fit the space tightly. It's lightweight to handle and easy to install

KIMBERLY-CLARK CORP.

An accordion-like metal foil insulation material is rather new. It insulates by reflecting heat waves, is moisture-repellent

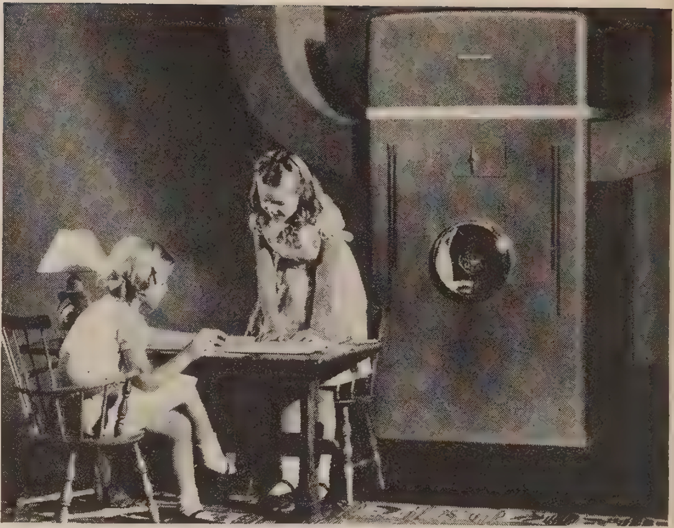
THE RUBEROID COMPANY



AIR CONDITIONING

Heating
Healthful Humidity
Ventilation and Cleaning

Let's keep warm and healthy in our new home!



A sleek-jacketed modern warm-air furnace with integral oil-burning unit, automatically controlled

EDITOR'S NOTE: Because heating is the greatest part of complete air conditioning for comfort, health and cleanliness, information about heating plants, and automatic heat in particular, is included in this treatise rather than separately. Those who do not want complete air conditioning can pick out that which applies to their problem. It is suggested, however, that if only heating is installed at the beginning, there be provision for easy and economical installation of the other phases of complete air conditioning at later date. For instance, even tho you may have no immediate use for them, it is much cheaper to build ducts into walls and ceilings when the house is going up than to make alterations for them later. The cooling and dehumidification phases of air conditioning are explained on page 185.

IN CONSIDERING air conditioning for our new home, we must keep in mind four cautions. First, that it must be *fitted* to our house much as a tailor fits a suit, for seldom can two houses be air conditioned in exactly the same manner.

Second, because the long-period success of air-conditioned living depends upon the proficiency and exactitude with which installation is made, we should consult a competent engineer-contractor. Third, we should not object to a small extra charge for "engineering" asked by a reputable firm—which means that not only will the firm see that the system is installed properly but will, for a period afterwards, "engineer" it until all adjustments are correct and operation perfect. And fourth, bedfellow to successful air conditioning is *insulation.* (See page 180.)

AIR conditioning is defined as "... the scientific preparation and simultaneous control of the atmosphere within a structure." We are in possession of air conditioning, then, when a condition of fresh, clean air at proper temperature and humidity for comfort and health is effected within our home. In winter we shall have equipment that *filters*, *heats*, *humidifies*, and *ventilates* because winter air is cold and dry. Fall and spring, likely heating and humidifying will be unnecessary for the greater part. For summer, we must ventilate, filter, cool, and *de*humidify because summer air is warm and moist.

The year-around ideal is 72 degrees with a 40- to 50% relative humidity*. But seldom can we reach this ideal—principally because of window "fogging." (See table page 183.)

Filters doubtless will be integral parts of the air-conditioning unit. They are either mesh-adhesive propositions (spun glass, steel wool, steel mesh, or paper) or cloth, in a frame; and we can have either the permanent, cleanable variety or the cheaper replaceable ones.

Humidification is by evaporating pan or spray humidifiers operating centrally in connection with heating and conditioning unit; or by means of a humidifying-radiator installed on the first floor. Moisture is supplied automatically as it is needed. Control of central humidification is by a *humidistat.*

Ventilating embraces both distributing the conditioned air and freshening and circulating it; and equipment includes an electric motor-operated blower unit—a multivane, centrifugal fan, sometimes called a "squirrel-cage," cabineted and connected to furnace or conditioning unit—and a system of supply and return ducts from central plant to rooms; with grilles or registers. The modern tendency is to locate grilles for supply ducts in the wall rather than floor in order to effect better air distribution. Ducts in our new home will be the modern directional, rectangular type built into the walls and ceilings out of sight, or fitted against them compactly and inconspicuously.

Fresh air, except in extreme weather, can be introduced thru a small duct from the outside to the air distributing system (an aperture no larger than a half dollar is sufficient for average cold weather, with damper for full opening in mild weather or for summer cooling), altho medical authorities hold that proper heat and humidity are more important to winter health than the carbon dioxide content of the air. Less fresh air is necessary when room air is kept in motion; and if the home is not storm-sashed and weatherstripped, no fresh-air duct is likely to be needed.

➔ A typical automatic gas furnace and direct warm-air conditioning unit combination

SURFACE COMBUSTION CORPORATION

HEATING

Since heating is 90 percent of winter air conditioning, most serious consideration must be given to the heating plant. But first, the choices for those who want heating *only* at this time. . . .

The initial decision, as in air conditioning, is whether we want direct warm-air (gravity distribution) or boiler-radiator heat.

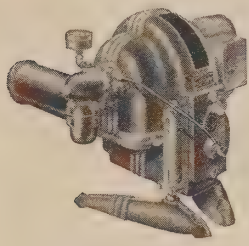
---

*Relative humidity is the amount of water vapor in a given quantity of air at a specific temperature compared to the amount in it when saturated. For example, at 72 degrees, a 50% relative humidity means that air is carrying, *AT THAT TEMPERATURE*, just half the moisture it can carry without precipitation (dew or rain).

The type of fuel to use will depend upon our own individual preferences for coal, coke, oil or gas, and the geographical location of our home—nearness to fuel supply with consequent cost, and the future supply.

G*RAVITY warm-air* furnaces are of all-steel, cast iron, or a combination of the two. The bonnet should be as high as possible. Any of the conventional fuels may be used, but furnace should be of a design suited to that fuel. It will behoove the new builder, however, to install a *forced* air (blower-filter) unit, not only because of greater heat efficiency and cleanliness, but also because ducts can be smaller and inconspicuous, and be perfectly suited to complete air-conditioning use later. Cost is very little more.

For *boiler-radiator* heat we have a choice of hot water, steam, (pressure, vapor, or vacuum) systems; with our favorite fuel. Boilers may be of either cast iron or steel. Cast iron boilers come in sections which are assembled in a number sufficient to make a unit of capacity required for the particular home. When damaged or worn, only specific sections need be replaced. Steel boilers are welded into practically one piece, are lighter and generally take up less space.



A gun-type, atomizing oil burner which is adaptable either as conversion burner or integral burner; used with either warm air or boiler-radiator plants

All steam boilers should be equipped with safety valve, water column and gauge glass, pressure gauge, gauge valves and petcocks, and (if coal-fired) damper regulator.

Radiators are of two general kinds, *direct* and *convector*. Direct radiators are made up of several cast iron sections—to size required for the situation—are of various heights and shapes, and heat by both radiation and convection principles. The modern trend in new home building is toward convectors which transmit heat principally by convection currents, are more efficient, better looking, make room cleaning easier, and can be installed either flush in walls or detached in "cabinets" of pleasing design. Heating elements are usually fins or coils of cast iron, steel or copper alloys. Radiator system should be equipped with protective valves or traps, as is required by the particular system installed.

Steam systems can be either single-pipe or two-pipe. The former are simple in design and low in cost; the latter more flexible and a bit more efficient. Steam systems compare favorably in operation cost with any other type of heating. Single-pipe systems should be equipped with adjustable air or vacuum valves for positive heat control of radiators near or far from boiler.

Hot-water systems are of two kinds, *gravity circulation* and *forced circulation*. Natural laws control flow in the first. Forced circulation (by small pump; electric) is preferred because of greater efficiency and economy, more positive and uniform heating. *Expansion tank*, thermometer, and pressure gauge are necessary to the system. Hot-water systems are flexible, very economical in operation and maintenance, and easily controlled; but radiators sometimes are necessarily larger and there is slightly more piping than with steam.

AUTOMATIC HEAT

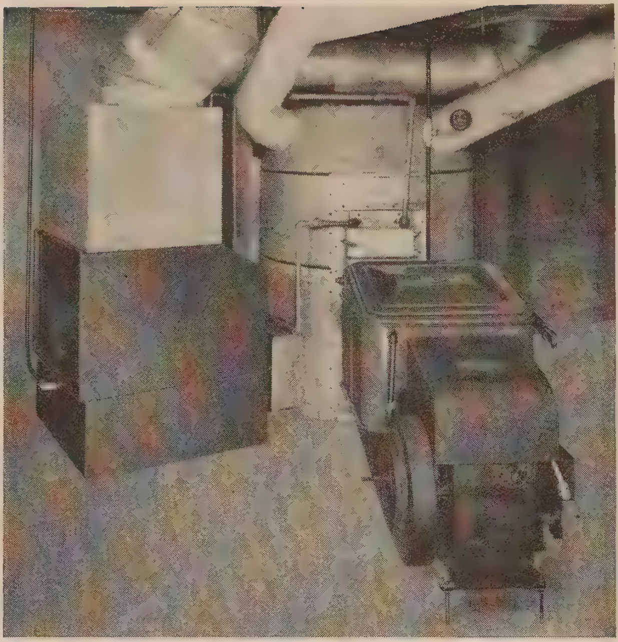
The success of air conditioning depends to a great extent upon automatic control and automatic firing; or heating alone is more satisfactory if automatic.

REGULATING HUMIDITY

Dwellings should be equipped with double-glazed windows or storm sash in order to obtain proper humidity without "window steaming." Here are possibilities in relative humidity when the home is *NOT* so protected. The figure on the right represents the highest relative humidity desirable at the outside temperature indicated. Higher humidity will result in condensation on windows; lower humidity than that indicated runs up the fuel bills because the dry air causes evaporation from the human body and this evaporation gives a "cold feeling" even when temperature inside is at the ideal 72 degrees or even when somewhat higher, and extra firing results.

Temperature Outside	Humidity Inside
40	45%
30	38%
20	32%
10	24%
0	17%
–10	10%

(With double-glazing or storm sash, humidity can be appreciably higher; and, an electrical device, called a "Windowstat" will automatically stop humidifier when dew point is reached, preventing condensation on windows.)



SCHWITZER-CUMMINS CO.

This combination consists of hopper-type coal stoker, direct warm-air furnace and attached blower-filter unit

A variety of dependable coal stokers is available. They burn smaller and cheaper sizes of coal; and thru more scientific firing and better control of combustion, further savings are effected. They provide automatic banking when not in operation, lessening room air stratification. There are two types—*hopper* and *bin*. The former consists of a hopper with space for about 15 hours coal supply, fan for properly apportioned draft, screw conveyor extending from hopper to firebox, and a small motor for power. Ashes sift over sides of burner head. Bin-type stokers are almost identical with the exception that screw conveyor runs directly from coal bin to firebox. In most cases the bin-type is preferred by new home builders. Stokers can be installed on any unimpeded side of the heater.

O*IL Burners* are of vaporizing or atomizing types, depending upon how oil is broken up into tiny vapor particles for combustion. Vaporizing burners pre-mix air and oil by means of pot or retort and deliver it to combustion chamber by means of blower and control valves. Atomizing burners are divided into *gun* and *rotary* types; the former shooting the atomized oil vapor *into* the firebox, usually from outside, while the latter is customarily installed inside the boiler base and employs a revolving disc for atomizing. Burners are also classed as *conversion* or *integral*. For example, we can buy boiler or furnace separately and install conversion burner, or we can buy the heater with burner as integral part of the unit.

Gas Burners are of conversion or integral-with-heater (recommended for new builders) types, the burner unit consisting of a casting supporting a radiant, usually of china clay, the purpose of which is to radiate heat to sides of firebox; mixer chamber; adjustable gas orifice and air shutters; and automatic pilot to prevent ignition unless pilot is burning properly.

CHIMNEYS

For most efficient and safe heating, the chimney should be absolutely smoke-tight thruout length, should extend more than 3 feet above roof and preferably should be lined with fireclay flue lining not less than ¾ inches thick.

[*Turn to page 184*

THE HOME DESIRABLE—CRANE CO.

The humidifying-radiator is used with boiler-radiator heating systems where there is no central humidifier or duct system installed, and one unit ordinarily will supply sufficient moisture for all rooms of the home

[*Begins on page 182*]

AIR CONDITIONING METHODS

Five general methods of winter air conditioning are open to the new home builder: (1) *direct warm air*, (2) *indirect warm air*, (3) *indirect-unit*, (4) *split system*, (5) and a *double system*, called variously "radiator-heat," "auxiliary" or "secondary" system.

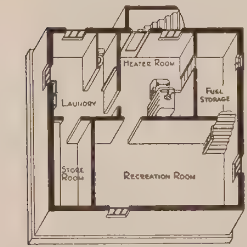
1. *Direct warm air.* Equipment: furnace; humidifier blower-filter unit; system of supply and return ducts, direct or zoned; and necessary automatic controls. Furnace and unit, since air is fan-forced and ducts take up no head-room, can be located in basement corner, making way for recreation room, or on the first floor. Complete prefabricated duct systems at unit prices are available.

Operation cycle: thermostat starts heater operation; when bonnet temperature reaches set point, furnacestat starts blower . . . air is drawn thru filters; warmed and humidified as it is forced thru furnace passages and bonnet on way to rooms; returns by ducts to blower-filter unit.

Advantages of warm-air method: simplicity; economy. Disadvantages: inelasticity—kitchen and bathroom present difficulties; and tendency of air to stratify (with automatic firing, *unless there are counteracting provisions*, when blower stops, warm air hangs in the top and cold air at the bottom of room area; natural convection currents being prevented by necessary design of system.)

2. *Indirect warm air.* Equipment: hot water or steam boiler; blower-filter unit, humidifier and heat transfer coil all built into duct system; controls. With hot water boiler, small circulating pump is recommended. Operation cycle: same as for direct warm air, except that air gets its heat *indirectly* in passing thru the steam- or hot-water-heated coil; and a thermal device attached to boiler regulates blower operation.

Advantages: economy, efficiency, flexibility, uniform conditioning. Disadvantages: forced-circulation in kitchen and bathroom—unless ducts there are replaced by piping and radiators.



Specimen layout of a modern basement. Where oil is used as fuel, storage tank occupies the space indicated here for coal bin. With gas heat, basement may be smaller or more space given to other home-making functions.

3. *Indirect-Unit.* Two general variations. (A) Equipment: hot water or steam boiler; radiators or convectors in rooms not requiring conditioned air; unit-conditioners, consisting of small blower, filters, heating coil and humidifier in cabinet, installed in place of radiators in most lived-in rooms. Conditioning cycle is the same for the individual rooms as for the whole house in the Indirect Warm Air method, hot water or steam being piped to room units; direct-radiator heating phase is by conventional method. This system is for the owner who wants conditioning only in certain rooms, or who otherwise finds a full central system not expedient. It is flexible, and with addition of cooling coils in room units, plus refrigerating machine or well-water supply, can be used for summer cooling also.

(B) This application is for the builder who prefers boiler-radiator heat and wants thoro humidifying, but not forced air, filtering or duct system. Equipment: hot-water or steam boiler, piping and radiators or convectors; one or two *humidifying-radiators*, depending upon size of house. Circulation of room air is by natural convection. Advantages: heating efficiency; fair flexibility; good humidity supply. Disadvantage: not complete air conditioning.

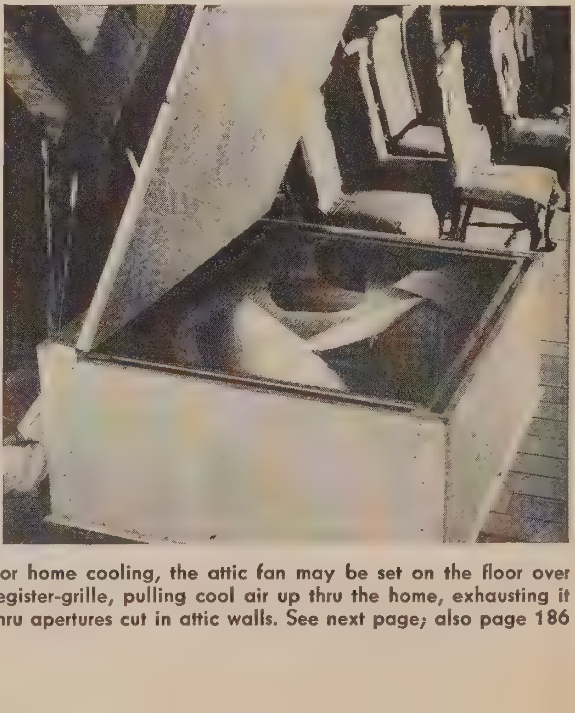
4. *Split System.* (Conditioning split between boiler-radiator and warm air methods.) Equipment: steam or hot water boiler; ducts to selected, or all, rooms; radiators or convectors in kitchen, bathroom, and elsewhere desired; blower-filter-humidifier unit; heating coil; automatic controls.

Operation: cleaned, warmed, humidified air is fan-forced to selected rooms in manner described for (2) foregoing; radiator heat is supplied independently.

Advantages: very flexible; efficient; gives attributes of both boiler-radiator heat and conditioned air. Disadvantage: slightly higher costs in most houses.

5. *Auxiliary System.* Similar to split system, but goes further. Equipment: same as for split system with exception that radiators or convectors are installed in all rooms, and ducts for conditioned air lead to practically all but kitchen and bathroom. An excellent system, it supplies uniform heating and conditioning thruout, is quite flexible, and permits heat modulation without reducing supply of conditioned air; but duplication of function runs costs slightly above other methods listed.

A*UTOMATIC Controls:* Control devices run from simple room thermostats regulating heat and humidistats regulating humidity, with variations and combinations of the two, to the more elaborate complicated devices which automatically control and modulate the air situation within a house without attention from the owner. Where a heater is manually fired, however, only the circulating system can be thermostat-regulated successfully.



For home cooling, the attic fan may be set on the floor over register-grille, pulling cool air up thru the home, exhausting it thru apertures cut in attic walls. See next page; also page 186

SUMMER AIR CONDITIONING

Cooling

Dehumidifying

Let's keep cool in our new home!

IT ACTUALLY costs much less per cubic foot to air-condition a house than to refrigerate food space.

With a house of nine rooms or less:

We can invest less than $500 in *night air-cooling*, and gone with the wind are the hot, stagnant air, the heat in walls and furnishings.

Or we can buy a houseful of *refrigerated* comfort—either by natural methods of ice or water, or "artificial" methods employing a refrigerating machine—for around $1,000. And compared to the money spent for automobiles, that's cheap.

Most certainly we shall *dehumidify*, so the air will absorb more hot moisture from our bodies; we'll *speed up* its motion to help further evaporation (and coolness); and we'll *filter* out the dirt and dust and pollen which contribute to hay fever and asthma.

But first we'll wisely spend a little money for *awnings*, *for cross-ventilating the attic*, and *for attic-floor insulation;* because awnings repulse heat which would penetrate windows, and insulation stops heat infiltration from roof and attic to second-floor rooms—reducing as much as 20 to 30 percent the cooling loads necessary, with consequent saving in operating cost. Attic cross-ventilation removes the day's heat as it accumulates, and insulation also does valorous duty in *winter*, adding to comfort and saving fuel.

We'll leave matters of cooling loads, et cetera, to our engineer-contractor, but we ourselves can decide on the basic method. And the COOLING method depends largely on whether we have *a radiator* or *warm-air furnace* system of HEATING!

Central Systems: If we have a furnace and duct system and want strict control of both temperature and humidity, we'll likely choose either central-system *artificial refrigerant* or *well-water* method.

Equipment needed for the former is a centrifugal-type fan with motor and belt, filter, cooling (evaporation) coil, sheet metal for inclosing and hooking to return side of furnace, a refrigerating unit, and thermostats with wiring. (Then by adding only a furnacestat and a humidifier unit we can have *conditioning*, too.)

For health's sake, never should there be a differential of more than 15 degrees between inside and outside. *If we dehumidify the air and keep it in motion, we'll be as comfortable, and healthier, without low inside temperatures.*

Refrigerating (compressor-condenser) units, to cool four to six rooms, or with the house "zoned" to cool more, but only two or three at a time, run as low as $300 to $600. The other equipment probably will mean no more than $300 to $400 additional. Season operation costs are cut from 20 to 50 percent with attic insulation and ventilation, awnings, and "night air-cooling." It is not recommended, in central-system plans, that bathroom and kitchen be included—particularly because it is not desirable to redistribute the heat, humidity, and odors from those rooms.

GENERAL ELECTRIC COMPANY

Whether with single-room cooler illustrated here, with central system refrigeration or well water, or with attic or basement fan, your new home can be made cool and comfortable during hot weather

For the *well-water* method, equipment is much the same. In place of refrigerating unit there's a different type coil, deep-well water at 45 to 60 degrees, and a pump—total installed cost coming to $700 to $750, rarely over $800; using city-main water, considerably less. Water as warm as 75 degrees can be used, but it gives comfort only in dry climates such as the Southwest, where dehumidification isn't needed. Seldom will summer's operation cost exceed $20; less with attic insulation and awnings.

Ingenuity: Expended cooling water can be used automatically to sprinkle lawn and garden—with tempered water—while we relax in cool comfort! [One resourceful owner used the spent water for a little fountain in his side lawn.]

Room-Coolers: For a radiator-heated home (no ducts and grilles), we might choose *room-coolers*. These are portable, modern design, attractive furnishings of either the self-contained variety, which have the devices for refrigerating, dehumidifying, circulating, and in most instances, filtering, built into the compact units themselves; or the "remote" kind, in which the refrigerating unit is located in basement or elsewhere, delivering piped refrigerant or ice water to one or more room units which cool, dehumidify, and circulate. A unit keeps one room perfectly comfortable in hottest weather, and can be thermostatically controlled. Units are classed, also, by the way the compressor is cooled—by water or air. The air-cooled type is a bit more expensive but is advantageous when there is difficulty in connecting to a constant water supply.

A good self-contained cooler comes, installed, for around $300 to $500; a two-unit remote type, possibly $800 to $900—additional units in [*Turn to next page*]

Summer Air Conditioning

[*Begins on preceding page*]

proportion; but operating costs are low because seldom are all operated at one time.

Night Air-Cooling: The sun beats down unmercifully upon roofs. Walled-up, stagnant air within an uninsulated attic runs from 120 to 130 degrees. When it's near 100 degrees outside in the shade, roof temperatures may run to 170 degrees. This terrific heat invades the rooms below—literally *pours* into the house—and *stays* there, bottled up as if the house were a mammoth fireless cooker.

At night outdoors in warm weather the air near the ground is at least 20 degrees cooler than during the day. The night air-cooling method simply uses this free reservoir of coolness to cool the house.

A large exhaust fan is installed on the attic floor or in the wall; and there may be either a grilled opening in the ceiling of the room or hallway below, or the attic doorway may serve instead. Each hot evening when the sun goes down, all the windows and connecting doors of the house are opened and the fan switched on. Comes a breeze! Rapid passage of cool air up thru the house quickly cools the first floor. By bedtime the entire house is cool enough for restful sleep. In the morning the house is delightfully cool, and with the doors and windows closed, it remains so until well into the afternoon.

MOST certainly the attic floor should be insulated (saving 20 percent in fan-operating costs), and the attic cross-ventilated, May to September, particularly in the South. On excessively hot afternoons the fan can be used, with floor register-grille or attic door *closed*, to aid clearance of hot air from the attic.

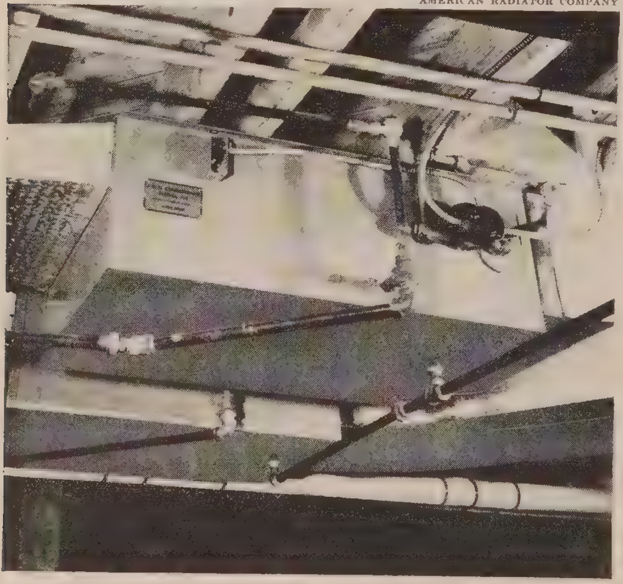
A small exhaust fan will take the heat and odors out of the kitchen, the perspiration and irritation from the brow of the homemaker. A pedestal fan will keep air moving rapidly in other selected rooms.

Attic fans, with housing and register-grille, sell as low as $85 or up to $450, installed. Awnings, insulation, cross-ventilation, kitchen fan, and pedestal fans can be included and still stay under $500.

A *portable* night-cooling fan is available for as little as $45 to $200. It looks much like a pedestal room fan, and, merely set up against the open window, it approximates the installed unit. Commonly used downstairs during the day, it's carried to attic or bedroom window in the evening.

The fan for night air-motion cooling must be of adequate capacity, however—*one which moves the largest number of cubic feet of air per minute at the lowest cost*—because, for successful use of the method, all air thruout the house should be changed at least nine times every hour; best, thirty to sixty. Operation cost considered, fifteen times will suffice.

AMERICAN RADIATOR COMPANY



← Often the conditioning unit for a central system, consisting of filters, fan, coils and humidifier, is mounted on the ceiling. It may serve for both summer and winter air-conditioning, and for winter use is suitable for either steam or hot water with Indirect, Split-System or Auxiliary methods (boiler-radiator heating) of air-conditioning

THE BASEMENT-FAN method is the same in principle and operation except that all air is filtered and forced up from below rather than pulled from above, and basement windows are utilized for intake instead of first-floor windows. The blower (see illustration, page 183), is hooked onto the furnace-duct system, return duct being dampered off for "night-cooling" but employed during hottest daytime hours (with all windows closed) when fan is used to circulate cool air from the basement. Blowers of 4- to 6-room capacity list from only $60 to $300. Installation may run anywhere between $25 and $150.

ATTIC-FAN SIZES

To determine size of fan needed for the night-air method of home cooling, first compute total cubic feet air capacity in all rooms of your home. Then, by referring to the column indicating the number of changes an hour you wish for night-cooling, you'll find correct fan size opposite your house cubic-feet total.

Fans are rated in CFM (cubic feet per minute) capacity, but not always in even numbers. Select the fan nearest the size here indicated. The night-air cooling operation is continuous thru the night. With this in mind, air should be changed never less than 9 times an hour for adequate cooling; better, 15 and more. (Where extreme summer temperatures prevail, at least 30 changes per hour are necessary; better, sixty.)

House Capacity in Cubic Feet*	Select Fan With CFM Rating Indicated Below**					
	Number of Changes Per Hour					
	Eight	Ten	Twelve	Fifteen	Twenty	Thirty
4,000	560	700	850	1,050	1,400	2,100
6,000	800	1,000	1,200	1,500	2,000	3,000
7,000	960	1,200	1,450	1,800	2,400	3,600
8,000	1,120	1,400	1,550	2,100	2,800	4,200
9,000	1,200	1,500	1,800	2,250	3,000	4,500
10,000	1,400	1,700	2,000	2,350	3,400	5,100
12,000	1,600	2,000	2,400	3,000	4,000	6,000
15,000	3,200	4,000	4,800	6,000	8,000	12,000

Over 15,000—Fans rated less than 5,000 CFM will be too small regardless of number of changes desired.

**CFM figures are for free air. Where there is resistance to air passage, such as small grilles or ducts, larger or different type fan will be needed. Fans of lower CFM rating than here indicated can be used, but this will necessitate higher speeds and consequent noise and higher operation costs.

*If your house-capacity figure ends in a fraction of 1,000, take next highest round number in this column. EXAMPLE: Suppose your house contains 8,600 cu. ft. You decide on a 20-times per hour air change. The nearest house-capacity figure in this table is 9,000. Referring to the 20-change column, you find that you should have a 3,000 CFM fan. However, to be safe, it's best to select the next larger size fan of the manufacturer from whom you're buying the equipment. This might be 3,600 or 5,000.

SUMMER TEMPERATURES

When air outside the house is at temperature shown in left-hand column, proper inside temperature for health as well as comfort is shown opposite. Higher or lower temperatures inside than those shown may result in either discomfort or shock to the body, particularly when outside temperatures are high.

OUTSIDE	INSIDE
75 Degrees	72 Degrees
80 ″	75 ″
85 ″	79 ″
90 ″	81 ″
95 ″	83 ″
100 ″	85 ″
105 ″	90 ″
110 ″	95 ″

REMEMBER—the temperature inside should never be more than 15 degrees below that outside.

YOUR HOME'S Plumbing

KOHLER COMPANY

KOHLER COMPANY

PIPING is the basis of plumbing. If you want pipes to last and give you rust-free water, consider brass, copper, or copper-bearing steel for water-supply piping and cast-iron pipe of adequate dimensions for waste.

Important plumbing considerations are: the vent or waste stack to carry off odors and provide ventilation for the entire system; rain-tight roof around stack openings thru the proper use of flashing; garden hose connections; individual shut-off valves on all tubs, basins, and bowls to allow repairs without shutting off the system; a basement drain faucet especially convenient to avoid winter freezing should you leave the house unheated for any length of time.

A modern bathroom gives the impression of having been made and installed in one piece. Its fixtures are in a definite and convenient relation one to another. Every part of its moisture-proof walls and floor can be reached for easy cleaning. There is no waste space and the room is attractive and colorful.

The tub is so completely built-in that it becomes part of the walls and floor. It is supplemented by a shower, either on a wall at one end of the tub,

. . . BATHROOM

CRANE CO.

or in a stall. The shower has a nozzle which is small and easily adjustable.

The toilet tank is low; the seat is comfortably low and sanitary; the lavatory has ample space around the bowl and has, perhaps, a roomy cabinet beneath. The mirror is large, smart, and well lighted.

Besides the complete bathrooms, a toilet and lavatory for the first floor and also for the basement are convenient. If your household is large or if family members have approximately the same hours for grooming, provide additional lavatories in bedrooms or dressing rooms in some instances. In plumbing fixtures, as in other building equipment, it's indisputably wise to buy nationally known, quality merchandise. On such plumbing, repair bills are held to a minimum thru the years. (See next page.)

OF RECENT years, the available decorative materials and pieces of incidental equipment for bathrooms have increased in number and variety.

Glass brick and structural glass have come into common use for bathroom walls. They are easily cleaned, sanitary, and reflect light to brighten the room. Washable wallpapers are popular, as are a number of other inexpensive materials such as several varieties of composition and imitation tiles, linoleum, coated fabric, and metal tile; or the walls may merely be plastered and painted or enameled in attractive manner.

The conventional ceramic or quarried tiles are still used extensively for floors; or there are smart composition and imitation tiles, linoleums, metal tiles or special woods available.

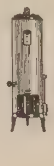
Waterproof shower and window curtains in beautiful colors and patterns, and a host of sundries, lighting and convenience fixtures, and small-unit equipment invite the builder to make the bathroom one of the most attractive and well-appointed rooms of a comfortable and livable home.

CRANE CO

. . . HOT WATER

WHEN building you have a three-way general choice for providing hot water: 1. Indirect-heated, by means of coil in furnace or boiler. 2. Auxiliary heater attached to hot water or steam boiler. 3. One of several kinds of unit heaters, fully automatic or manually controlled, with storage tank or without, and fired by gas, kerosene, electricity, gasoline, coal, coke, oil or distillates.

With warm-air furnace, automatically fired and controlled, it can be arranged to supply domestic hot water winter and summer automatically. If furnace isn't automatic, you will want one of the unit heaters, either automatic or hand-controlled, for summer supply. Auxiliary hot-water heaters attached to steam or hot-water boilers also can be used year-round if heating plant is automatic.



Or, year around, you may wish a separate unit heater. Altho a little higher in initial and operating costs, the *automatic* hot-water heater saves many turn-on, turn-off trips and assures a plentiful supply of hot water day or night.

Unit heaters may be installed anywhere convenient. Of late there is a trend toward installation in a "utility room" on the first floor.

The tankless heater is semi-automatic (faucet-controlled); installed near point of use in bathroom or kitchen.

Here are water heater guide points: (1) Is it of sufficient capacity for your home? In the one-bathroom-with-shower home, tank capacity should be 25 gallons or more; with two bathrooms, 40 gallons or more; more than two bathrooms, get a 50- or 60-gallon tank. (2) Will tank stand potential water pressures? (3) How and of what is tank made? Some materials rust easily. Galvanized steel, welded and riveted, is satisfactory, but copper and copper alloy tanks last longer. (4) Is insulation sufficient? The better the insulation, the longer heat is held, and generally the less fuel consumed. (5) In automatic gas and liquid-fuel heaters, is pilot of safe type; is burner properly constructed; and is heater economical in operation? With electric heaters—are method and heating element economical; what is voltage and wattage; is your wiring system adequate; can you get special power or "off-peak" rate? (7) With gas or liquid fuel—is ventilation provided? (8) Can heater be easily serviced and maintained? Water heaters must be checked, adjusted and cleaned regularly, and deteriorating parts immediately serviced. (9) Does instruction book come with unit?

. . . SOFT WATER

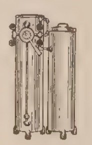
IN a region afflicted with hard water, or water of high acidity, alkalinity, or iron content, to include *water-conditioning* equipment as a definite part of your building plans is wise. The saving in soap and plumbing repair bills alone may pay for the equipment in a short time.

High acid-content water is identified by persistent discoloration of water due to attacks on metal piping—from iron pipes the water may run red or "muddy"; from copper, greenish hue. Corrective equipment for all water that enters the home is now available.

There is also moderately-priced equipment which will filter, remove iron content, or neutralize alkalinity; and devices which combine neutralizing and softening or filtering and softening.

Hard water, of course, is the greatest bane. Calcium and magnesium in water combine with soap to form insoluble curds and scum that leave hard-to-clean deposits on plumbing fixtures; leave glassware cloudy, silverware and china smudgy, hair lusterless, skin red and rough; the fibres of clothing and linens dingy, brittle and of shortened life. More—hard water wastes soap everywhere used; and cooking takes longer, discolors vegetables. Minerals are deposited in plumbing pipes and coils, particularly when heated, resulting in impaired service, repairs and replacements, and increased water-heating costs.

There are several means of softening, but the new builder likely will consider only equipment that softens *all* water entering the home. Employing a bed of synthetic materials or mineral (most common—*zeolite*) which has the attribute, as long as "charged" with sodium, of attracting hardening minerals out of water; like a storage battery it is re-charged or *regenerated* periodically—with brine.



Mechanical softeners are of two kinds: 1. Completely automatic, with regenerating-brine-tank attached, and electrically operated; 2. Manually-regenerated, either with or without attached brine tank.

The size and capacity of softening- and conditioning-equipment is determined: 1. By hardness and chemical content. (Water containing more than 10 grains of mineral should be softened.) 2. Size and types of plumbing. 3. Amount of water consumed, weekly average. Equipment manufacturers will measure hardness for you without charge.

. . . LAUNDRY

YOUR new home should have a modern laundry: (1) laid out and equipped for efficiency; (2) located and furnished for dryness; (3) well-lighted, well-ventilated, cheerfully decorated; (4) easy to clean and maintain; (5) supplied with plenty of hot, soft water.

Your laundry should be immediately accessible to drying yard, kitchen, telephone, and nursery in order to minimize steps and stair-climbing (that suggests first floor as preference) and pieces of equipment should be placed in order of use. Minimum-essential equipment: 2-compartment tub with swinging, water-mixing faucet, and no surface or finish to rust; drying racks or lines; ironing facilities. Next, in order of importance and as you can afford them—washer, storage cabinets, ironer, dryer—and finally toward perfection—sorting tables and bins, more storage space, hot plate, siphon pump for emptying washer and receptacles, clock, ventilating fans, extra tubs, etc. . . . Your laundry should be located in a dry place, near ample draining facilities and with both damp-proofing and furnishings that dampness will not injure. . . . Too much lighting is better than too little; modern indirect best. . . . The laundry should be well closed against dirt from basement or outside; all fixtures, equipment and furnishings should have rounded corners and edges and no crevices to catch soil, with surfaces easy to clean and maintain . . . Pretty curtains at the windows and growing plants add pleasant atmosphere.

WESTINGHOUSE

THE THREE WORK TABLES

Table 1
RECEIVING, STORAGE, AND PREPARATION CENTER

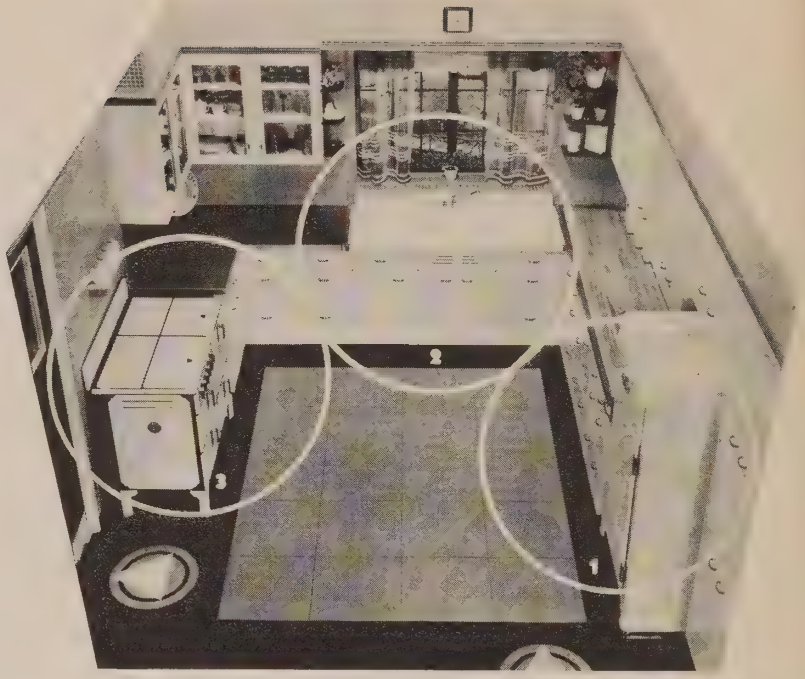
Refrigerator
  Perishable foods
Work Surface
  All supplies and equipment for food preparation and mixing, salad bowls and dishes
  High or less-accessible space for little-used supplies
Base Cabinets
  Preparation cutlery, equipment and utensils
  Containers for flour and sugar, unless in upper cabinets

Table 2
SINK AND CLEANING CENTER

Work Surface
  Right-hand counter or drainboard for stacking soiled dishes, vegetable cleaning, etc.; left-hand basin or drainboard for draining dishes
Wall Cabinets
  Left-hand for dishes and glassware; higher or less-accessible space for cleaning supply storage, flower holders, etc.
Base Cabinets
  Silverware; cutting board, extra set preparation cutlery unless sink is adjacent to preparation center No. 1; cleaning equipment and supplies, tea towels, dryer; utensils for water cookery; ventilated vegetable bin, garbage and waste containers

Table 3
COOKING AND SERVING CENTER

Work Surface
  Nearest dining-room for serving food; also, for cooling baked foods, for hot pans
Wall Cabinets
  Condiments, tea, coffee, teapot, coffeemaker, serving dishes, toaster, etc.
Base Cabinets
  Bread board, bread, crackers, cereals; cooking and serving spoons, cutlery, etc., thermometers, frying and broiling pans and equipment, cake racks, etc. Hot pan holders



THE HOME DESIRABLE—CRANE CO.

This roof-off view of a model U-shape, efficient kitchen illustrates placement of fixtures in work areas for least waste motion thruout the kitchen routine. (1) Receiving, Storage and Preparation Center, with the refrigerator as the axis, located near entrance door. (2) Sink and Cleaning Center, with sink as the axis, at point of most daylight. (3) Cooking and Serving Center, with range as the axis, near dining-room door. See diagrams next page for location of areas in L-shaped kitchens.

YOUR NEW KITCHEN

KITCHENS, like factories, to be efficient should be built on a production-line principle—a simple, direct route of the "product" from grocery-delivery as raw materials until, as finished product, it goes into hungry mouths at the dining table.

Your kitchen—

. . should be arranged efficiently and conveniently
. . should be provided with liberal storage space
. . should have plenty of light—both daylight and artificial light—and be well ventilated
. . should be easy to keep clean and maintain
. . should be well-equipped
. . should be comfortable, livable, and should express your personality

ARRANGING a kitchen for efficiency and convenience automatically breaks down into three main working areas:

First, near the entry door, is the *Receiving, Storage, and Preparation* center. Next, at the "axis" of your kitchen is the *Sink and Cleaning* center. Then, near the exit to the dining-room or stove is the *Cooking and Serving* center. Naturally areas overlap, but because the major part of the work of preparation is concentrated in the first area, all necessities to that work are concentrated in the cabinets and cupboards immediately adjacent; and because the next logical work step in meal preparation is that which involves the sink, that area is placed contiguous, also, with its own, individualized storage space. Another reason for placing the Sink and Cleaning Center in the "middle" is that operations *after* cooking, serving, and dining are concentrated in that area before finally extending in both directions as the various materials are returned to the first and third centers.

The whole plan, therefore, is designed to *save* the most hurried and needless *steps* thruout the entire kitchen task, rather than the most steps in any one phase.

CURRENTLY many kitchens are being designed with a fourth—the *Control* center. Here's a handy desk, a comfortable chair, telephone, account records, menu and recipe books, shopping lists, etc.

The shape of your kitchen will determine the location of work areas. Shapes can be classified into 5 basic groups—the U-shapes, L-shapes, Corridor shapes, Broken L-shapes, and

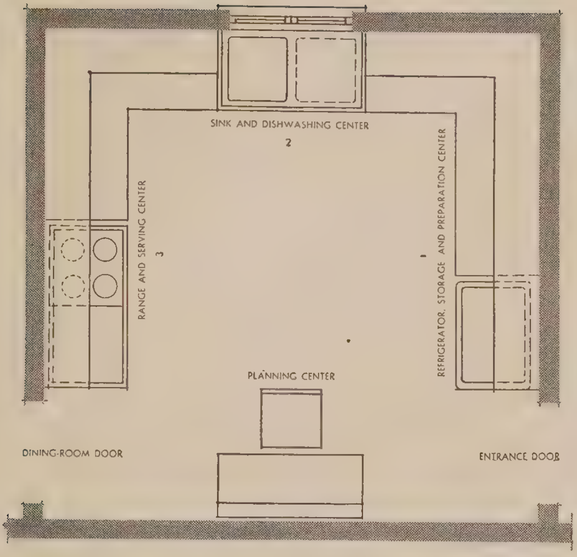

SINK AND DISHWASHING CENTER
2
RANGE AND SERVING CENTER
3
REFRIGERATOR, STORAGE AND PREPARATION CENTER
1
PLANNING CENTER
DINING-ROOM DOOR
ENTRANCE DOOR

Figure 1: U-shaped kitchen

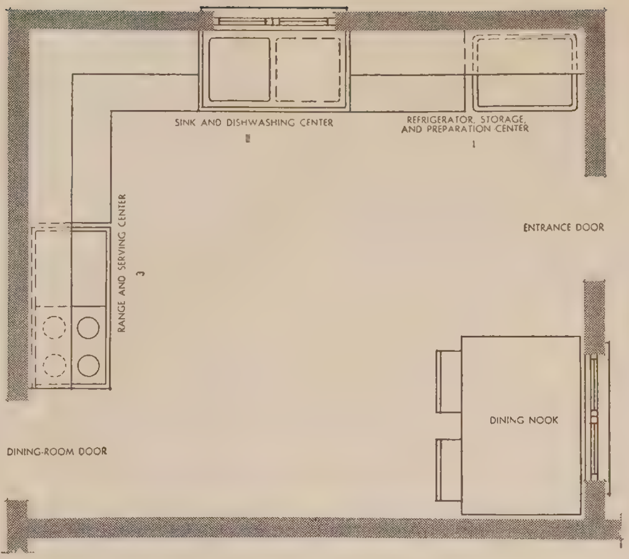

SINK AND DISHWASHING CENTER
2
REFRIGERATOR, STORAGE, AND PREPARATION CENTER
1
RANGE AND SERVING CENTER
3
ENTRANCE DOOR
DINING NOOK
DINING-ROOM DOOR

Figure 2: L-shaped kitchen

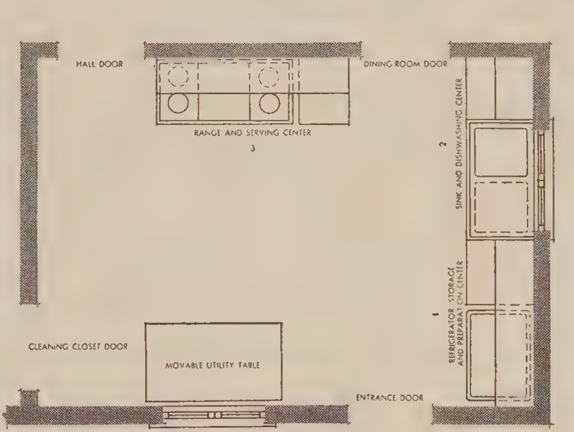

HALL DOOR
DINING ROOM DOOR
RANGE AND SERVING CENTER
3
SINK AND DISHWASHING CENTER
2
REFRIGERATOR STORAGE AND PREPARATION CENTER
1
CLEANING CLOSET DOOR
MOVABLE UTILITY TABLE
ENTRANCE DOOR

Figure 3: Broken L-shaped kitchen

Corridor-L-Shapes. Three are diagrammed here. The Corridor type is usually a narrow kitchen which has outside door at one end, dining-room door opposite. The combination Corridor and L-shape is that which results from two exit doors—dining-room door at one end; door to breakfast room elsewhere. The shape designation, of course, is determined by the walls and location of doors. In planning with your architect you can start with a certain shape, or you can start with the work areas as you want them and design the walls and doors to suit.

If you will refer to Tables 1, 2, and 3, and then to Figures 1, 2, and 3, you will see how location is accomplished for each type of kitchen.

STORAGE space is tied up definitely with work areas, because utensils, equipment, materials and food required in any work area should be stored within arm's reach.

With at least a large window at the Sink and Cleaning center where most time is spent, and with intelligent use of the delightful no-glare artificial lighting developed in recent years, your kitchen will be a bright, cheerful place; saving on your eyes, more comfortable, more pleasant in which to work. There should be a ventilating fan—for freshening the air, dissipating odors, and summer cooling. Proper ventilation is as important for "feeling cheerful and peppy," and for work efficiency, as it is for health.

It's just as simple to build a kitchen that's easy to maintain and keep clean as to build one that means hard work. Avoid dirt-catching corners (have *rounded* corners), fixtures and equipment you have to clean under and around, and surfaces that catch soil easily or cannot be kept shining without extra work. Have a *good* floor—whether linoleum, rubber tile, composition or what—with surface that doesn't absorb soil, and that is neither fatiguing to walk on nor short-lived.

ABSOLUTE requisites in fixtures and equipment are an acid-resisting sink (preferably the cabinet type) with either ample drainboard space or a double-basin, an insulated, controlled-oven range, and a refrigerator of adequate size. There should be as many pieces of modern, work-saving, quality equipment as you can afford, but make those three the minimum. Cheap materials mean hard hours of extra work, early replacement because of chipping, cracking, marring or denting (or with range, because also of poor and costly operation; food spoilage and burned-out parts). A cheap refrigerator is even more costly over the long pull.

A COMFORTABLE-livable kitchen is that which has the least-interrupted one-level work surface—at proper height from floor for most comfortable work, stools, step-stools, and other thoughts for constant convenience and comfort; *plus* cheerfulness and your own touches to make it livable; a decoration scheme that will "wear well." There should be, for instance, a place to sit down for an occasional meal or snack (unless dining alcove is adjacent), perhaps together with desk, sewing basket, radio or whatnot to give the cold, practical "chassis" a feeling-tone of hominess and livability. Or, this arrangement can be flexible to provide play space for children of an age requiring constant mother watchfulness. (The Control center can be made to serve both "livability" and control purposes.) Moreover, *your* kitchen should express YOU—in the color decoration, the touches in curtains, gay accessories, potted plants or whatever expresses you and makes life pleasant for you.

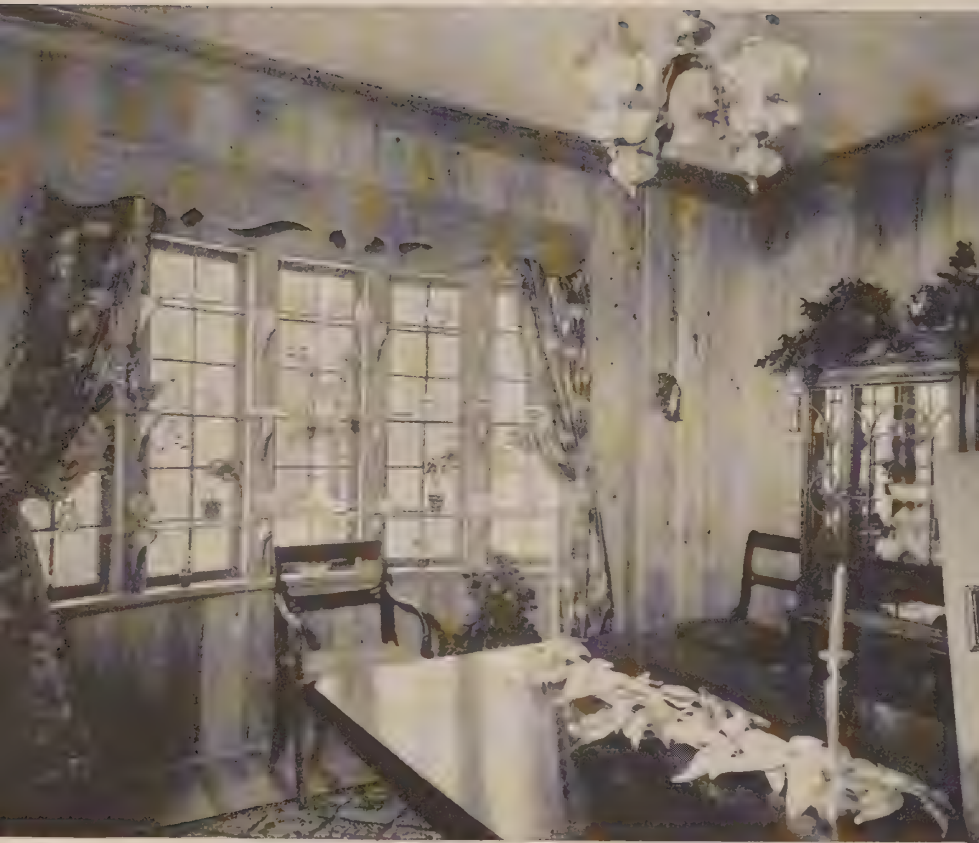
If you'd like a comprehensive, liberally-illustrated treatise on how to plan, build, remodel, arrange, decorate and equip the kitchen of today, write Better Homes & Gardens, 2700 Meredith Building, Des Moines, Iowa, today for 34-page book, "New Ideas for Your Modern Kitchen;" price 10c.

PANELING POSSIBILITIES

ANCESTRAL paneling was laid up in one of two forms, a series of vertical planks or small wood squares in wood frames. These were the only methods in which small widths of wood could be laid without warping, and the results were as functionally correct as they are authentically beautiful.

But the new materials eliminate the need for this planking and framing. The twentieth century offers plywood and rigid composition boards for paneling. These materials ingeniously produce a large wood surface which won't warp and present to the decorator the opportunity to use inexpensively a vast assortment of exotic woods. Plywoods backed with prima vera (often called white mahogany), redwood burl, zebra wood, or Macassar ebony can grace any modern room with beauty and, unexpectedly, you'll find, with economy.

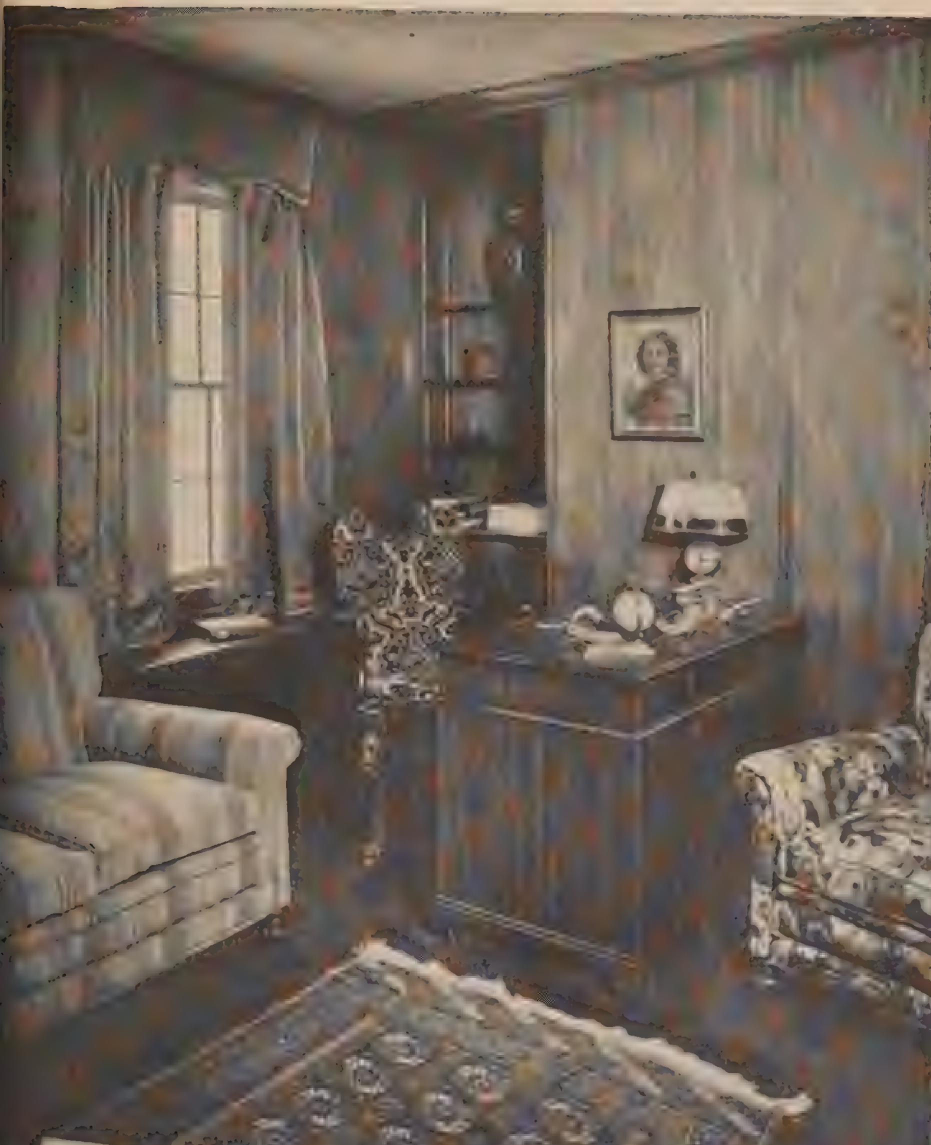
Also a numberless variety of manufactured products, as linoleum and cork, rubber and glass, are finding a legitimate place on home walls, as practical panelings.



▲
Here boards of one-inch thickness were laid vertically with a moulded strip between them to cover the joints. The finished woodwork was stained and waxed, presenting, as you see, a rich and varied background for the furnishings of the room

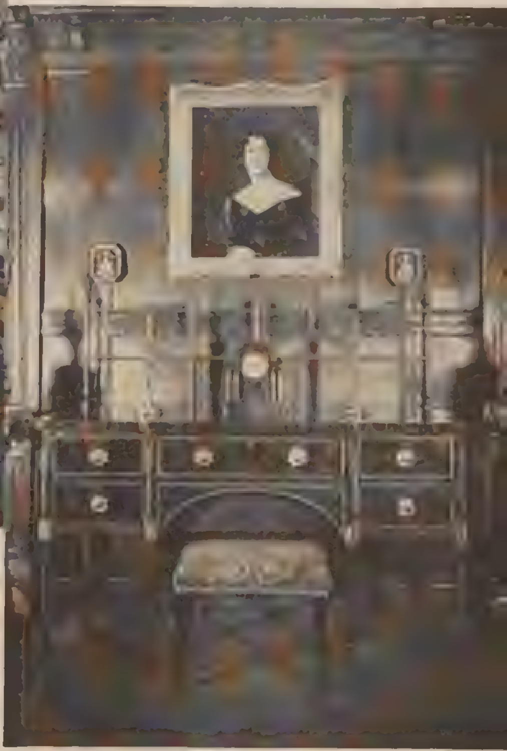
▲
Linoleum has been successfully used in bathrooms, kitchens, and dining-rooms. Here you see it withstanding the test of light colors in a light room. The general effect is pleasant, and the linoleum is easy to clean

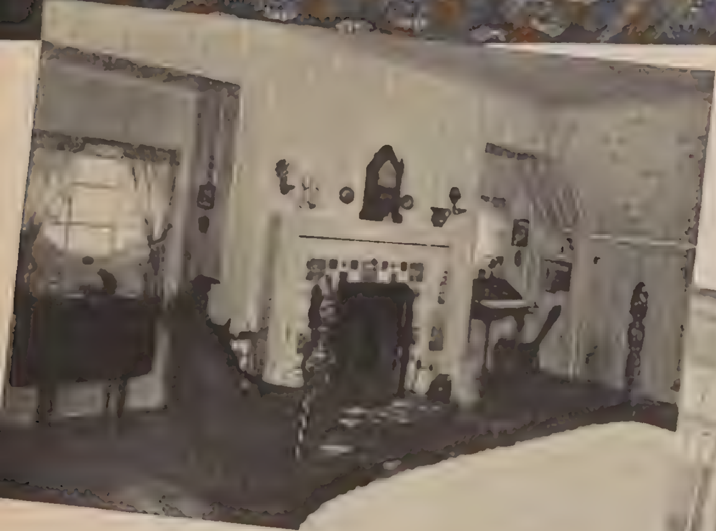
A modern study, the walls finished with tempered hardboard, a strong, dense composition made from wood pulp and impregnated with a special compound. Panel effect is achieved by using V-notches at the joints (Courtesy of Johns-Manville) ➤



◄ Here the wall paneling is a rigid plaster board with an applied facsimile of fine walnut veneering. The walls present a rich and colorful wooded effect at small expense (Photograph Courtesy, United States Gypsum Company)

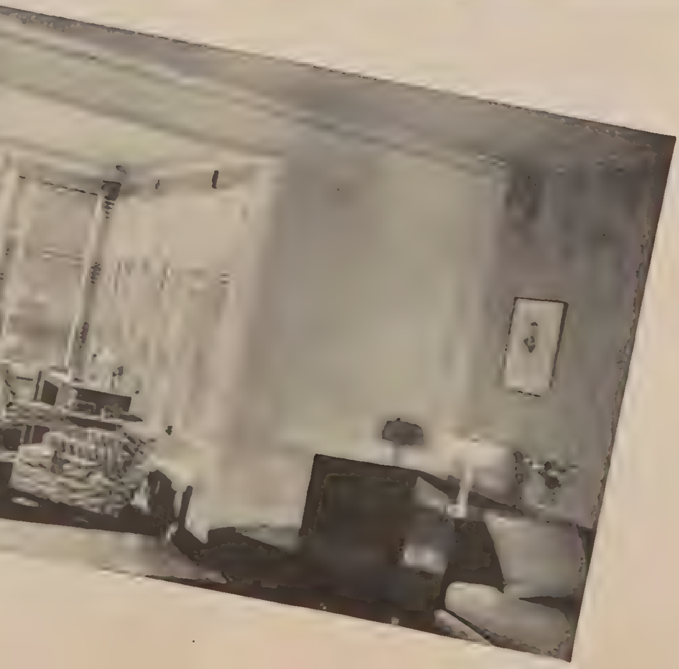
Purity of line and fine proportions give this traditional square-framed paneling great distinction. The fine polished sheen of the wood is greatly enhanced by the mellow richness of the mouldings ▼





▲ A good plank paneled treatment for an upstairs room. Painted soft wood planks were used with moulded strips at the joints. Variety was obtained by paneling to the ceiling only on the outside wall, with a low wainscoting elsewhere

An excellent example of veneered plywood ► employed in a lovely and legitimate manner. The lines are pure and light, and the texture of the pine harmonizes with the modern furniture. The absence of rails is welcome and effective

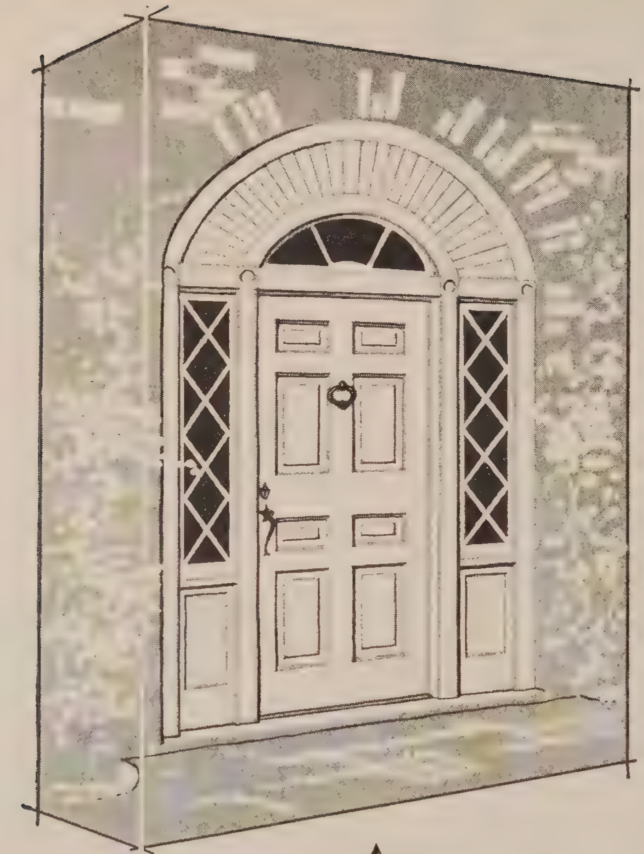


PRIZE

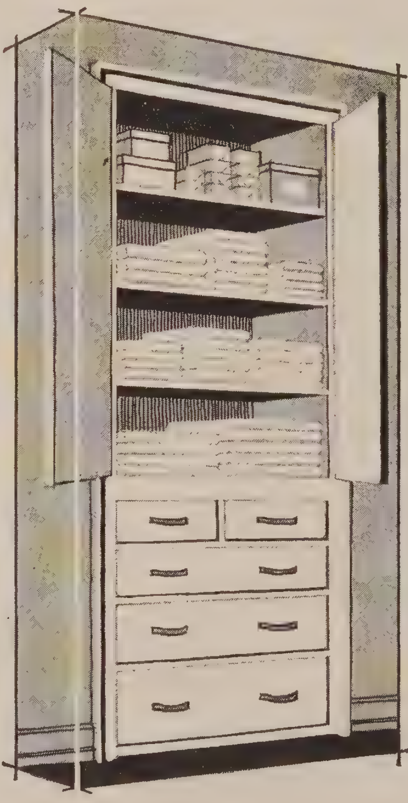
WHAT'S new news in millwork which comes in a carton ready to be built in? You'll be surprised for two reasons: because the best of artistic and construction talent has produced new items which cost less than you'd guess, and because your house can use at least one of them. There has been a long list of new and improved millwork items developed. On these two pages only a few are selected at random, to whet your interest to look up a complete catalog and so discover what will best serve your most urgent needs. If you're building a new house, specify stock items such as these. They'll save you a lot of money.

The stock millwork industry for many years was afflicted with the inertia that seemed prevalent in many lines, the attitude being to let well enough alone. Then a new generation of leadership began to realize that there was no good reason for mediocre design; that fine design was just as economical and of course far more attractive to the prospective home builder.

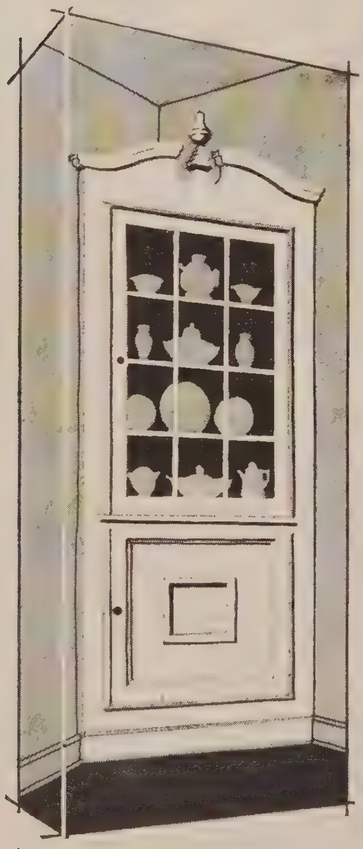
Accordingly, the most distinguished architects in the small house field were called upon to employ their skill and ingenuity in developing new doorways, cupboards, cabinets, and other items required in the average house. Simplicity was a natural requirement for economical quantity production, and the examples we show are only a few of the many distinguished and practical items that you can have built into your house at a cost very substantially below special items and with increased charm and no loss of usefulness.



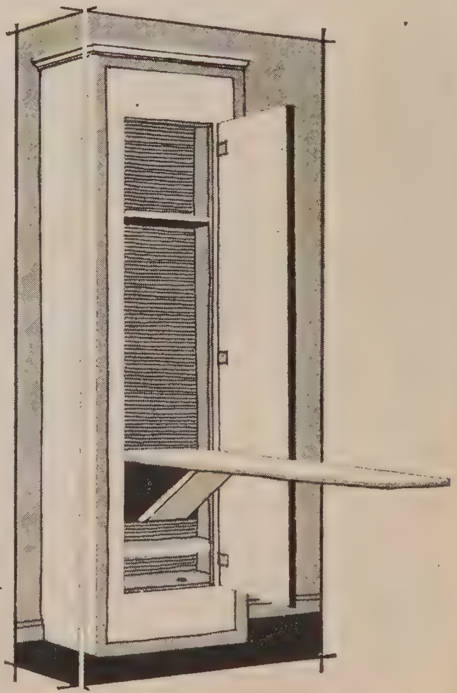
▲ One of a whole new line of distinctive doorways so designed that they will harmonize with a number of styles and with any type of wall material



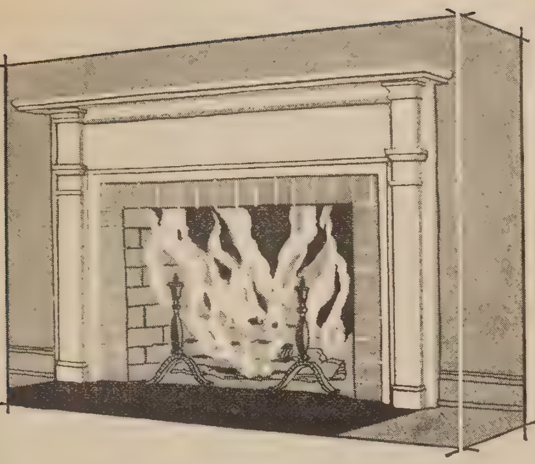
◄ If there's a space 2 feet 4 inches wide available you may want to build in this commodious linen closet. Shelves are 2 feet deep and adjustable



▲ In this graceful dining-room cupboard shelves align with the muntins. Its Early American feeling blends well with Eighteenth-Century English furniture

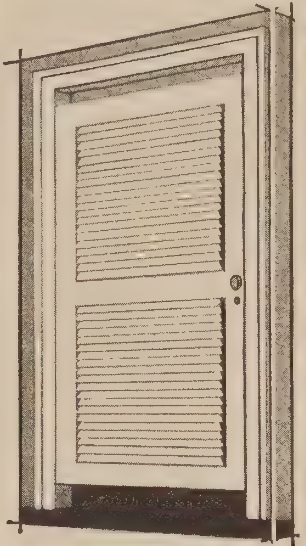


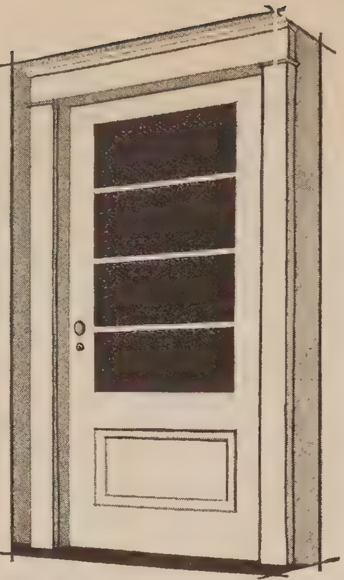
This ironing-board compartment takes only 2 feet width and 6 feet 8 inches in height to build it in. The board is adjustable between 30 and 34 inches in height above floor ➤



In a new line of quality-designed mantels this Colonial model combines the utmost in proportion with beauty of molding details

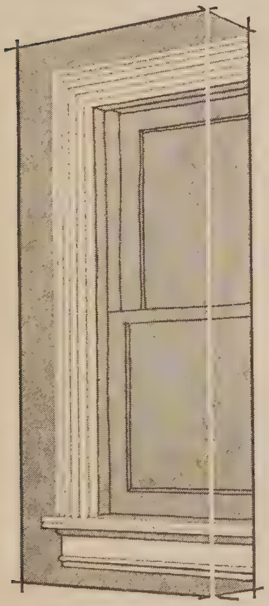
On hot nights you can enjoy both privacy and a passing breeze with this slat-door for bedroom or front entrance



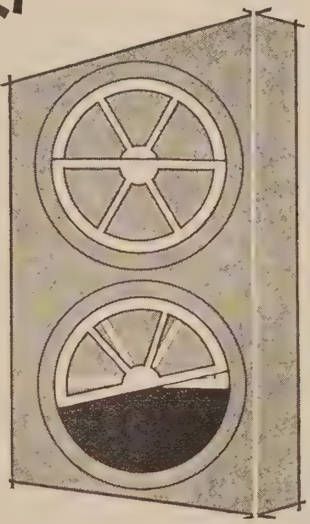


At no extra expense the house in the contemporary manner can now have horizontal muntins only

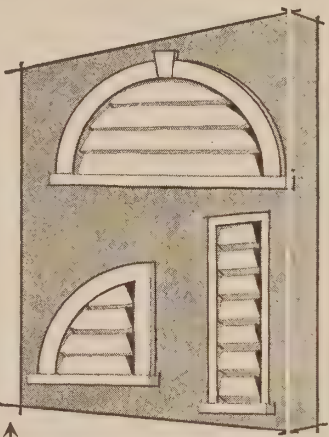
PACKAGES



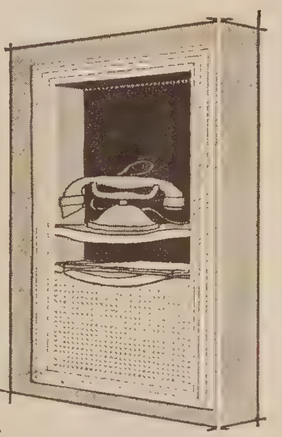
Curved and reeded trim harks back to Regency, but suits almost all styles, even Modern



To date the difficulty with circular sash has been to open them; in this the lower half slides on a zinc weather strip. Shown closed, above, and open

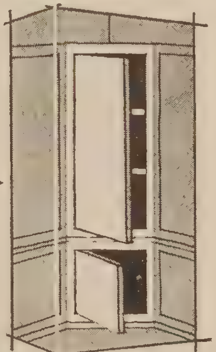


Ventilation in dead roof spaces can save the cost of a new roof, so if yours has need of a louver or two, pick out whichever of these three stock patterns will look best—and order

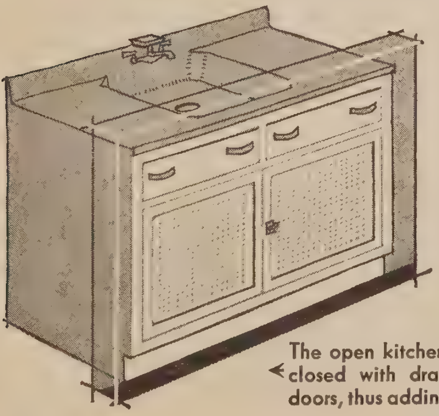


Reeded trim for the phone cabinet lends classic distinction

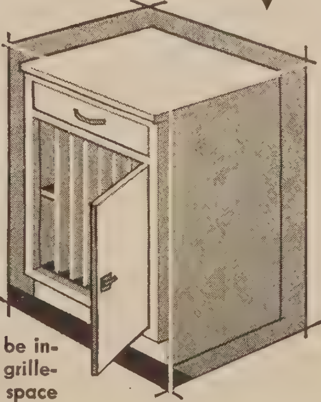
Where upper kitchen cabinets make a turn, a corner cupboard makes more shelf space usable

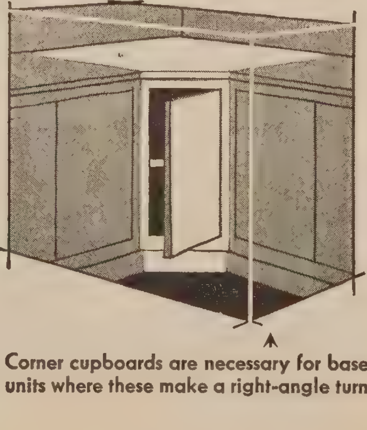


If your family likes buffet meals on a tray, or snacks outdoors, the trays can handily be stored in this model platter cupboard



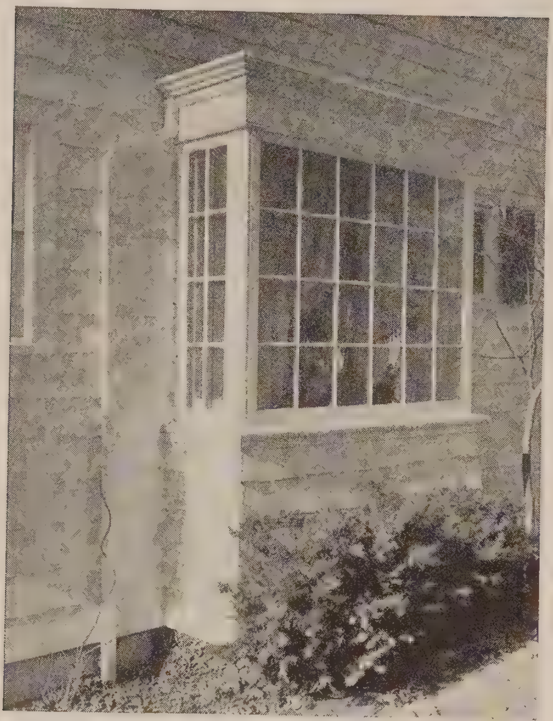
The open kitchen sink can be inclosed with drawers and grille-doors, thus adding to utensil space





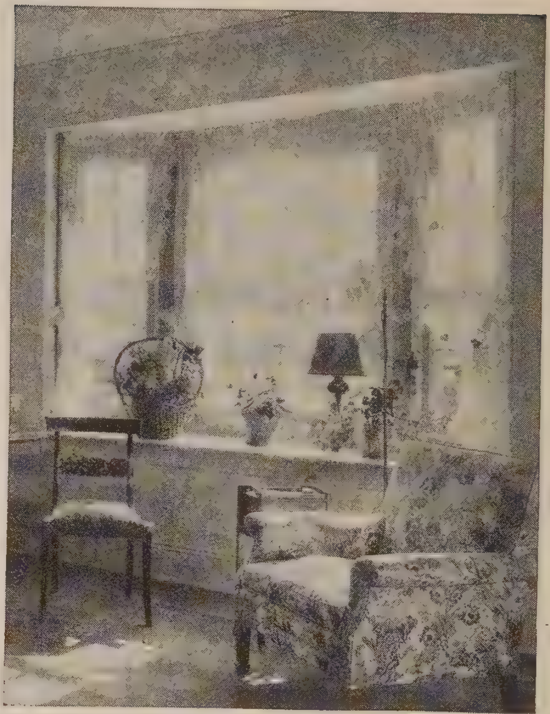
Corner cupboards are necessary for base units where these make a right-angle turn

Crisp and Colonial, with lots of sunny panes



MURRAY M. PETERS

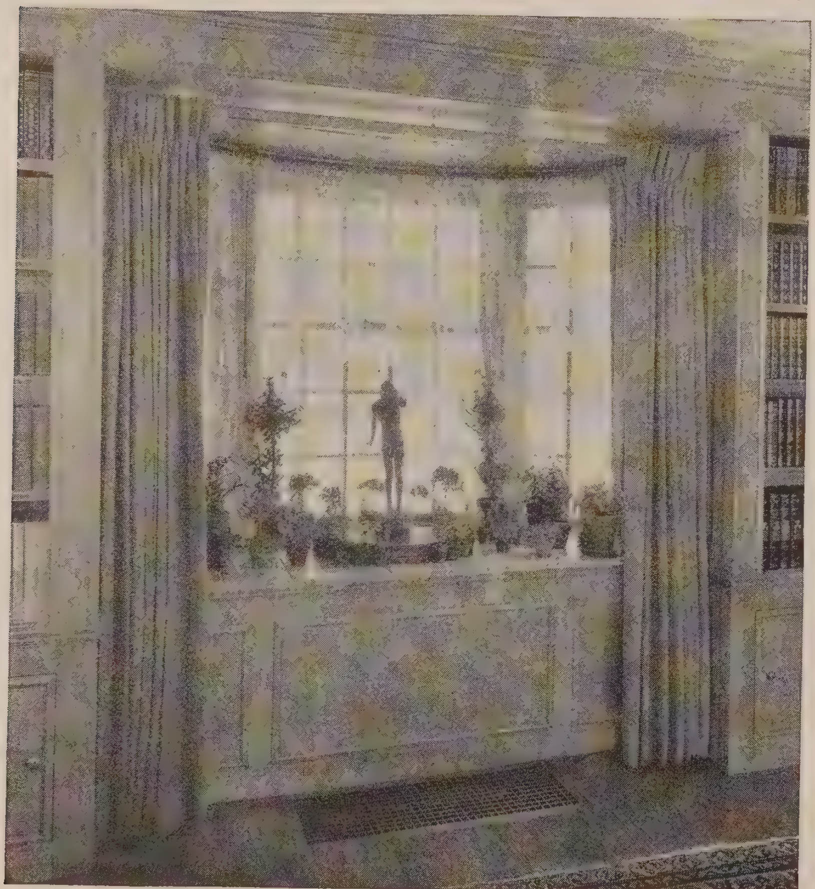
Wide and pleasant, with a generous shelf for flowers



RICHARD AVERILL SMITH

BAY WINDOWS PAY SUNNY DIVIDENDS

Here in a charming library a deep bay brings color and sunlight to cheer the winter days

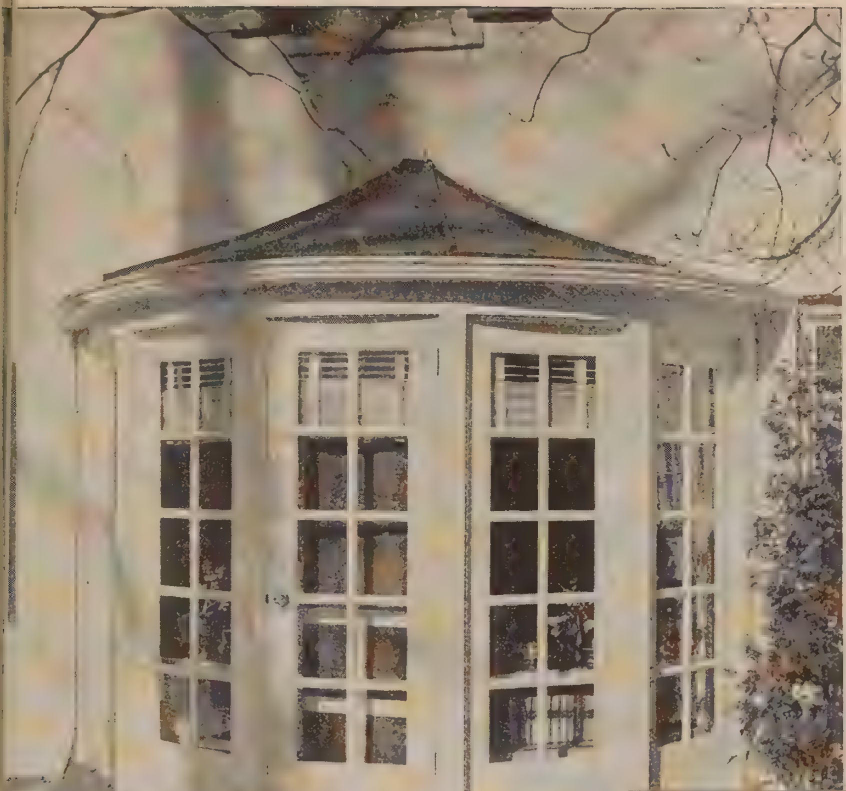


MATTIE EDWARDS HEWITT

A BAY window may be at home in any room, for the first or second floor or peeping up thru the roof as a dormer. Purpose and appearance usually dictate whether or not windows and doors shall be used and the height of window sill. Door and window heads, except in unusual bay windows, should be the same height as similar openings in the room. Doors may have glass to the floor or have glass lining up with adjacent windows and wood panels below. In some windows fixed window sash may be desirable, and in others, tho it isn't common practice, the glass may be leaded directly into the frame without sash. Since maximum window or glass area is usually highly desirable, an effort is made to reduce the mullions or supporting members between the window units to the least possible size.

The exterior wall surface below the window sill normally is the same as that of other walls, but the material may be changed to harmonize but not match.

Keep outside framework simple, and stain or paint to conform to the

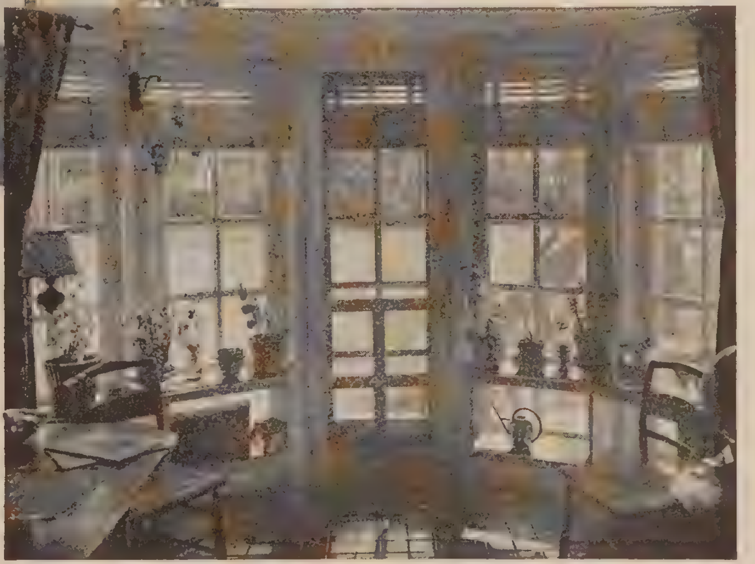


MATTIE EDWARDS HEWITT

A cheerful place to sit and sew, read or rest

◄ A semi-circular bay projecting into the garden; below, the interior view of the same window is charming with its tile floor and shelves

MURRAY M. PETERS



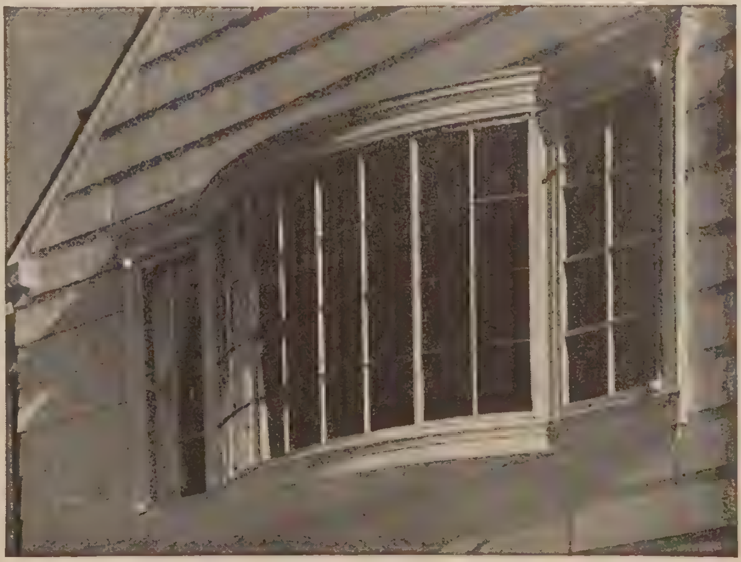
rest of the house for general harmony.

The roof of the bay window must be well flashed to keep out water, and with dormers the sides should be correctly flashed as well.

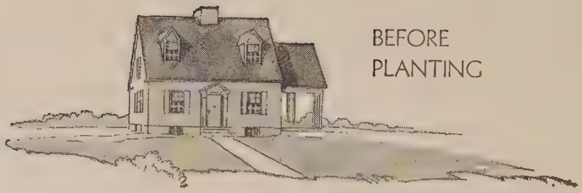
ON THE interior provide sufficient room for easy and correct attachment of curtain hardware. The ceiling in the bay usually gives the best appearance when built down as close to the top of the window trim as possible. Below the bay, unless it extends to the floor, the finish may be the same as that of the room's walls, or paneled in wood. Horizontal pine boards are often used with good effect, painted or stained.

In plan the bay may be rectangular, that is, with its sides at right angles to the face. Or, more commonly, the side may be at any angle that offers good appearance to the front face. Again the entire bay may be curved at practically any radius. It may be large or small—its size and placement depending upon the house and the bay's purpose. Often a bay window increases the actual or apparent size of a room. Bathed in sunshine, radiating cheer, comfort, and intimacy, it pays pleasant dividends.

A triple bay window, the center curving window balanced by casements

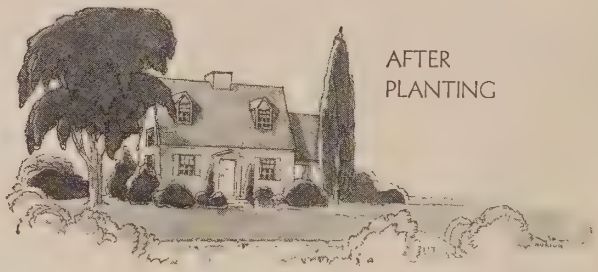


MURRAY M. PETERS



BEFORE
PLANTING

Landscaping YOUR HOME



AFTER
PLANTING

THE arrangement of your front yard forms the setting for your home as viewed from the street. This public area is in good taste when it affords an inviting setting without attracting attention thru some unusual feature of rock work, furnishing, construction, or display of planting. Flowering trees, shrubs, and perennials are always beautiful and in good taste.

The modern lawn has open center, unbroken by planting or other features except for trees and possibly specimen plants, is framed on each side by evergreens and shrubs in pleasant arrangement along the lot lines. If it's the custom on your street to eliminate plantings along property lines, it's well to co-operate for uniformity.

In planning the approach to the house, consider both traffic and appearance. The modern, all-weather driveway may well be used for both drive and walk, thus giving direct approach to the entrance door from one side of the lot. A separate walk leading to the home should enter near the corner of your property opposite the driveway entrance. Thus the lawn is left open, creating the illusion of expanse; yet the approach is served.

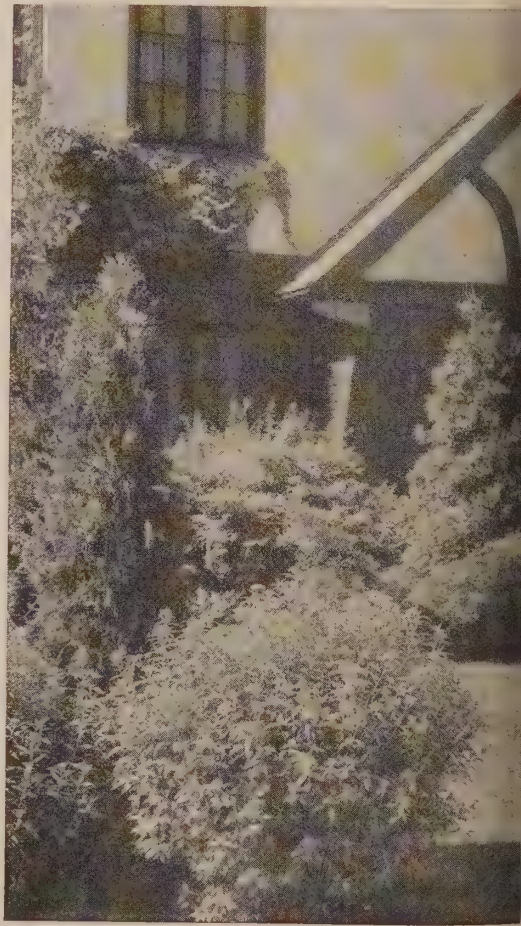
The importance of an attractive foundation planting about your home can't be overemphasized. It establishes harmony and relieves any abrupt transition between house and grounds. To accomplish this, the planting arrangement should depend to a great extent upon your home's design. Some houses fit so snugly upon their sites that only vines and a few plants to break the wall surfaces are required. Others sit high upon the ground and demand extensive planting to accomplish the same purpose effectively.

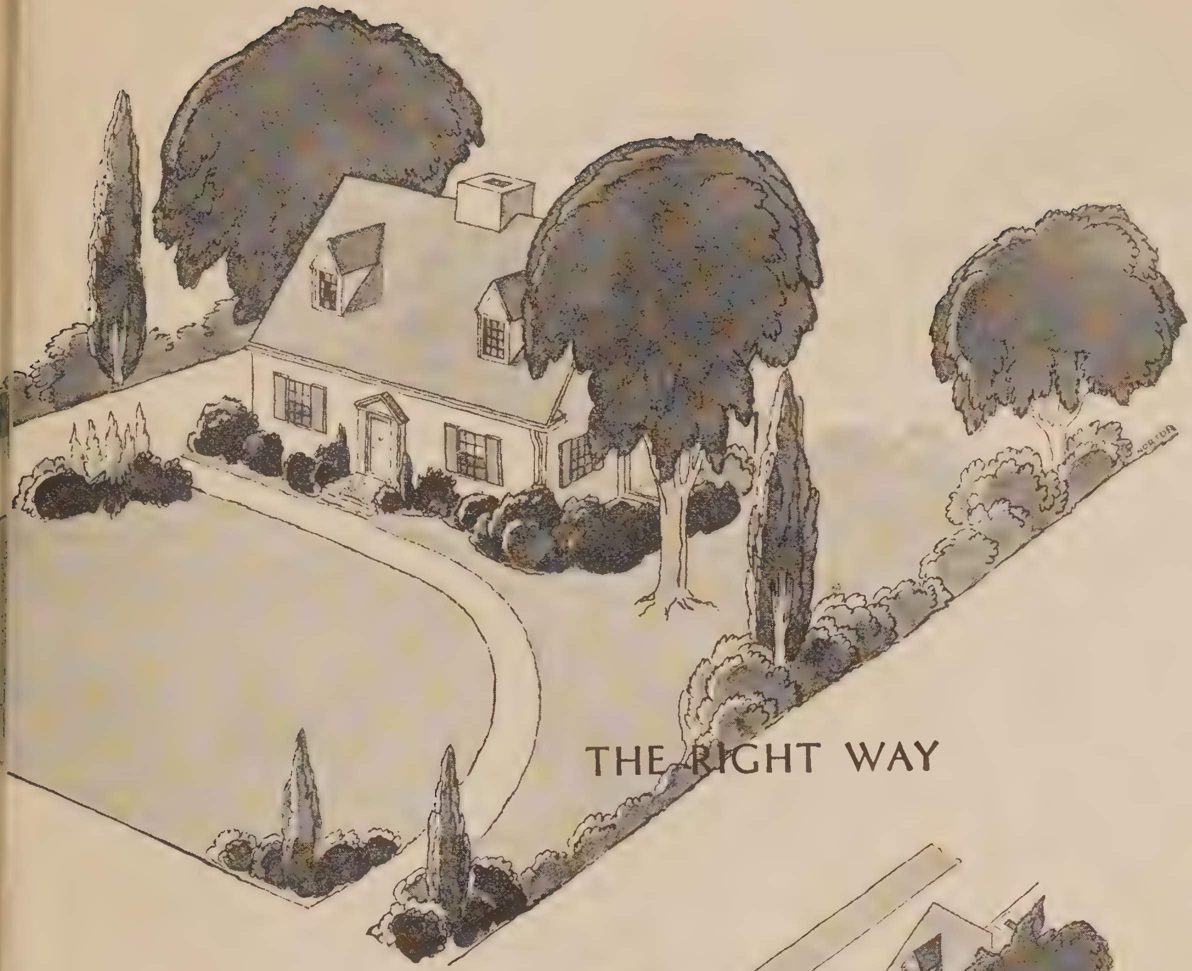
A ring of monotonous shrubs placed around the house is little better than nothing at all. The recesses about the foundation should be planted with tall-growing shrubs, using smaller varieties in front and between the masses of larger plants. Here and there along the foundation suitable vines may be planted to grow over wall and porch. When there's a bare spot in the wall space, a low-growing tree may be used.

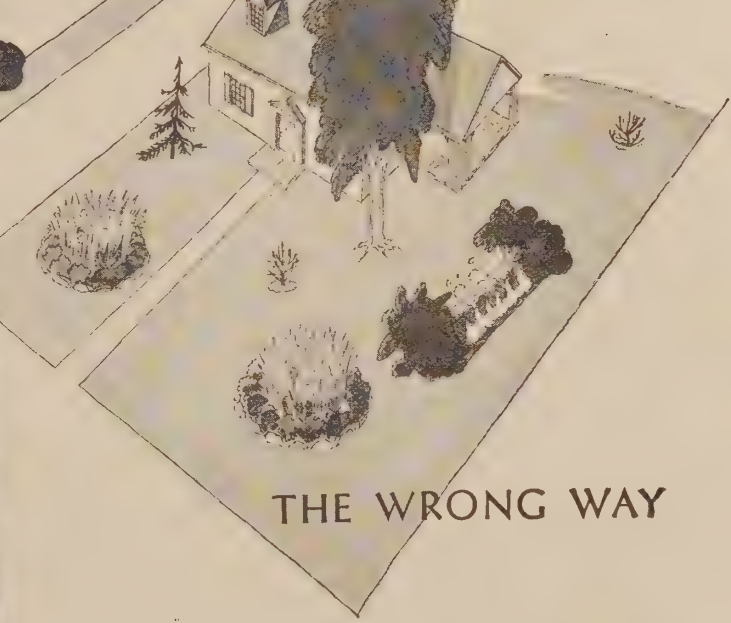
OFTEN an evergreen planting along the foundation will prove attractive and beautiful the year around. We strongly advise, however, against the practice of planting the foundation in a veritable mat effect of small evergreens. This detracts in interest from the house and prevents harmony between the building and grounds.

You should avoid gaudy, conspicuous shrubs in foundation plantings, altho varieties with seasonable bloom are highly desirable. By all means avoid the golden and variegated types, especially if they fail to harmonize with the color of the house.

It's extremely important to choose just the right place for the trees about your home. Too often the home-owner places them with little or no thought as to their location. For example, a pair of trees centered equidistant from the entrance walk and half way to the street will, when grown, blot out the view of the house. Trees should be planted for interest, to frame the view of your house, to give an effective background, and, of course, to provide shade where it's needed. Well located plantings, growing to maturity, will add beauty to your home!







Top left: Attractive planting of the front-lawn area makes an inviting setting for the home. Bottom left: In a foundation planting, arrange the shrubs and evergreens to make the house fit snugly upon its site

Above: The front lawn of today is kept open in the center and unbroken by planting or other features. Approach to the house may be either by the driveway or separate walk. Trees serve to frame the house

Minimum Specifications

FOR NEW HOMES

RECOMMENDED BY BETTER HOMES & GARDENS

ARTICLE

Excavating and Grading

Section 1. The bottoms of all excavations shall be exactly level and all footings shall rest on solid, undisturbed earth. The top 12 inches of earth removed from the site shall be piled separately for the finish grading.

Section 2. When the walls are built to grade line, the contractor shall backfill against all walls both inside and outside with clean earth, well tamped and puddled.

Section 3. *Lines and Grades:* The property lines and main floor level will be established by the owner, and the contractor shall work accurately from these lines and grades.

ARTICLE II

Masonry Work

Section 1. All walls shall be built level and true. All brick shall be laid with truly shoved joints, completely filled with mortar. The contractor shall leave all openings and chases required for mechanical installations.

Section 2. When face brickwork is completed, the walls shall be thoroly cleaned with dilute muriatic acid and wire brushes, followed with clear water.

Section 3. *Bond:* All brickwork shall be bonded with full headers every sixth course.

Section 4. *Common Brick:* All common brick shall be No. 1 vitrified shale or hard-burned, stiff-mud bricks.

Section 5. *Mortar:* All brick and blocks shall be laid on mortar composed of 1 part Portland cement, 1 part well-seasoned lime putty, and 6 parts of clean sharp sand.

Section 6. *Hollow Block:* Hollow block, where used or shown, shall be first-quality, hard-burned clay tile, or approved cinder blocks.

Section 7. *Chimneys:* Chimneys shall have head and cross joints filled full and smooth, lined with fire-clay flue tiles.

Section 8. *Brick Sills:* When shown, brick sills shall be set with a proper pitch with joints full and well bedded.

Section 9. *Foundation Drain:* Lay 4-inch agricultural drain tile in a gravel bed with ¼″ open joints covered with tar paper, around the basement wall, where shown, and connect same to sewer.

Section 10. *Fireplace:* Build as shown, with sides, back, and floor lined with split fire brick laid with thoroly filled joints. Furnish and build into each fireplace area approved cast-iron damper of proper size and ash dumps where shown.

Section 11. *Stone Work:* Furnish and set all steps, sills, ornamental panels, and the like of stone, where shown on drawings.

Section 12. *Concrete Work:* All cement used shall be first-class Portland cement of an approved brand, delivered in the original packages. Fine aggregate shall be clean sharp sand, free from loam or other foreign matter. Coarse aggregate shall be hard, clean, washed gravel or approved crushed stone.

The mixing shall be done in an approved batch-machine mixer and shall continue until cement is thoroly distributed and the mass uniform in color. Forms shall be substantial and unyielding and shall be tight to prevent leakage. Concrete shall not be mixed in freezing weather without taking special precaution to prevent freezing until the concrete has set thoroly. All concrete shall be mixed in the proportion of one part cement, two parts sand, and four parts gravel. Topping for floors, steps, etc. shall be ¾″ thick and shall be of 1 part cement to two parts sand and shall be troweled to a hard, smooth surface.

Section 13. *Floors:* The cement floor in the basement and in driveways shall be reinforced with No. 11 gauge galvanized fence wire.

Section 14. *Platforms and Steps:* Platforms, steps, etc. where shown are to be topped in the same way as noted for floors. Topping shall be applied continuously to avoid cracks between risers and treads.

ARTICLE III

Miscellaneous Iron and Steel

Section 1. *Painting:* All steel and iron shall before leaving the shop be cleaned of all scale, dirt, and rust and be given one good coat of red lead and linseed oil, or appropriate paint.

Section 2. *Steel Lintels:* All openings in masonry walls to have proper size steel lintels if not otherwise shown.

Section 3. *Coal Chute:* Furnish and install where shown, a steel coal chute of approved make, complete with inside locking device.

Section 4. *Clean-out Doors:* Furnish at the bottom of all chimney flues cast-iron clean-out doors of size noted.

Section 5. *Joist Anchors:* Furnish to carpenter, if shown, standard steel-joist anchors for every fourth joist.

Section 6. *Steel Beams, Columns, Etc.:* If structural-steel members are shown in the construction, all such items shall conform to the standards of the American Society for Building Materials.

Section 7. *Steel Sash:* Steel sash, if shown on the drawing, shall conform to the specifications of the manufacturers selected.

Section 8. *Miscellaneous Items:* The contractor shall furnish and install all other items such as wrought-iron grills, package receivers, house numbers, and the like, as indicated in the drawings.

ARTICLE IV

Sheet Metal Work

Section 1. *Materials:* If galvanized iron is used all sheet metal shall have an ingot-iron base, guaranteed 99 percent pure, and be of an approved make. All solder shall be best grade, one-half tin and one-half lead. Use only resin as a flux, with no acids. If copper is used, it shall be of standard grade, 16 ounce.

Section 2. *Flashings:* Set flashings and counter flashings of 26-gauge galvanized iron or 16-ounce copper at all intersections of vertical walls and roof, at chimneys, dormers, and the like.

Section 3. *Roof Valleys:* All valleys shall be lined with metal strip extending 8 inches under roofing on each side.

Section 4. *Gutters:* All gutters shall be 5″ half round, of (1) No. 26-gauge galvanized iron, or (2) 16-ounce copper, as selected with rolled edge, secured every 4 feet with malleable-iron hangers.

Section 5. *Conductors:* Conductor pipes shall be of (1) square, or (2) round sections as selected, of (*a*) No. 26-gauge galvanized iron, or (*b*) 16-ounce hard copper, secured to walls with approved bands of the same metal. Rivet and solder conductors to gutters.

Section 6. *Miscellaneous Work:* Furnish and install all other items shown on the drawings of the weights of sheet metal shown, such as clothes chutes, flower-box linings, stove hoods, etc.

Additional Items. *Metal Shingles:* Provide carpenter with required metal shingles for hips, of (1) 16-ounce copper, or (2) 26-gauge galvanized iron.

ARTICLE V

Carpentry, Millwork, and Roofing

Section 1. No finished woodwork or finish flooring is to be put in place or stored in the building until the plastering is finished and thoroly dry.

Section 2. *Dimension Lumber:* Unless otherwise specified, all dimension lumber shall be No. 1 yellow pine or Douglas fir. All lumber shall be straight and free from defects that will weaken the stick.

Section 3. *Wood Joists:* Joists shall be spaced on not more than 16-inch centers and shall be properly framed around chimney, stair walls, and other necessary places. Trimmers and headers, where not shown otherwise, are to be double joists well spiked together. Joists shall be size shown on drawings and crowned, leveled, and bridged, unless otherwise specified, every 7′ with 1 x 3 cross-bridging double nailed at each end. All cutting and framing of joists for pipes shall be done by this contractor in such a way as not to weaken the floor construction. Double joist under all partitions.

Section 4. *Roof-framing:* Roof rafters shall be of size shown, spaced and framed as indicated on drawing. Cover roof with No. 2—6″ sheathing laid tight and double nailed at crossing of every rafter.

Section 5. *Exterior Walls:* Wood sheathing, when laid diagonally on exterior walls, shall be applied at approximately 45 degrees, and extend in opposite directions on each side adjoining at the corner, and corner bracing will not be required.

In all cases, except where diagonal wood sheathing is used, all external corners shall have diagonal 1- x 4-inch braces let into the outside face of the studs at approximately 45 degrees and, wherever possible, shall extend from sill to plate. Braces shall be securely nailed to each stud, and to sill and plate. When openings occur near the corners, 1- x 4-inch knee braces let into the face of the studs shall be installed above and below the openings at approximately 45 degrees extending across not less than 3 stud spaces.

All exterior sheathing to be covered with one layer of building paper before finish material is applied.

A. Exterior siding to be No. 1 (1) cypress, (2) white pine, (3) redwood, or (4) cedar of thickness and width called for on drawing.

B. Exterior shingles to be clear (1) cypress, (2) cedar, or (3) pine of length called for on drawing.

C. Exterior ornamental timber work and brackets to be of (1) pine, (2) cypress, or (3) fir, all No. 1 material and according to details on drawings.

Section 6. *Insulation:* Furnish and install in accordance with manufacturer's specifications, all insulation of (1) fibre board, (2) quilt, (3) loose fill, (4) bat or (5) reflective foil for side walls and ceilings as indicated on drawings.

Section 7. *Roofing:* Furnish and apply (1) wood shingles, (2) asbestos shingles, (3) asphalt shingles, (4) slate shingles, or (5) tile shingles strictly in accordance with manufacturer's directions. Before applying roof lay one layer of waterproof paper on top of roof-sheathing, with all joints well lapped and nailed.

Section 8. *Partitions:* All studding partitions and outside walls shall be constructed as shown 2 x 4 or 2 x 6, with plates well spiked 16″ C.C. Cut 1 x 6 ribbons in studding for supporting joist. Double studding around all openings, at all corners, and properly truss across all openings.

Section 9. *Wood Floors:* Subfloor—Joist shall be floored unless otherwise specified with No. 2—6′ sheathing laid close and double nailed at each joist. Finished wood floors shall be hard or soft wood as noted in Room Finish Schedule. Between all finished wood floors and subfloors provide a single layer of building paper. All flooring shall be well drawn together, joints broken and sanded ready to receive finish as specified in painting.

Section 10. *Weatherstrips:* Furnish and install spring bronze or zinc weatherstrips complete with interlocking sills for all exterior doors and windows.

Section 11. *Caulking:* All exterior doors and window frames set in masonry shall be caulked thoroly between brick mould and masonry jamb with approved standard brand of caulking paste.

Section 12. *Wood Door and Window Frames:* The parts of the frames exposed outside shall be made of clear face Ponderosa or white pine. Pulley stiles to be ⅞″ thick and to have pockets for access to weights. Frame to be complete with blind stop, beads, sills, casings, and pulleys, all as shown on drawing.

Section 13. *Wood Sash:* All exterior sash shall be 1⅜″ thick unless otherwise indicated, made of kiln-dried white or Ponderosa pine. All shall be mortised and tenoned and divided as shown on drawing.

Section 14. *Doors:* All doors to be sandpapered, scraped, and hand smoothed. For size, thickness, and design, see drawings. Interior doors in finish rooms to be veneered, using waterproof glue, both sides to match trim of room.

Section 15. *Stairs:* Stairs to have ⅞-inch risers and 1⅛-inch treads, well supported on 2 x 10 horses 16 inch C. C., all as detailed on drawings. Main stairways shall have not less than 6 feet 8 inches continuous clear head room measured vertically from the front edge of the tread to a line parallel to the stair run.

Section 16. *Medicine Cabinet:* Build in toilet and bathroom medicine cabinets of (1) wood, or (2) steel.

Section 17. *Screens:* Furnish and fit for all exterior windows and doors, full screens as follows: (1) Frames 1⅛″ thick of white pine or cypress with mortise and tenon joints. All netting shall be best copper wire applied with tacks and covered with mould. (2) Rolling screens of selected type shall be provided and installed in accordance with manufacturer's instructions.

Section 18. *Storm Sash and Door:* Furnish and fit for all exterior windows and doors storm sash and doors, 1⅛″ thick glassed with D.S.A. glass. Doors to match entrance doors of house.

ARTICLE VI

Lath and Plaster

Section 1. *Lath:* (*a*) Wood lath: Lath on all wood joists and partitions, except as otherwise specified, to be No. 1 (1) white pine, (2) cypress, or (3) fir free from bark, sap, or loose knots and well nailed in place. Contractor is to furr around all exposed sewer, waste water, and electric pipes where necessary.

(*b*) Metal lath shall be of pure iron, expanded sheet stock, weighing not less than 3 pounds per square yard after expansion. It shall be of Toncan Metalor equal and be coated with a good protective paint.

(*c*) Composition lath shall be applied strictly according to manufacturer's directions, with all joints broken and well nailed.

Lath at all angles in walls and ceiling, at junctions of different materials, where plastered, with a strip of lath 6″ wide by length required.

SECTION 2. *Metal Corner Bead:* All interior exposed corners opening with plaster jambs shall be protected by metal corner beads well secured, straight plumb, and finishing at exact line before plaster is applied.

SECTION 3. *Plaster:* The plaster shall be in approved brand of first quality, fresh, hard wall plaster. All plaster shall be mixed in strict accordance with the manufacturer's printed specifications. On dry, hot, windy days, plastering shall be protected by closing up openings until plaster has set, and plaster which has frozen will not be accepted.

SECTION 4. *Sand:* Use only clean, dry, sharp sand, free from loam, dirt, or frost.

SECTION 5. *Applying:* On wood or composition lath, if lath is dry, soak thoroly several hours before applying the plaster. Apply with sufficient pressure to obtain a good key. Darby lightly and use water sparingly. On metal lath apply a scratch coat lightly covering the lath and filling meshes. After the scratch coat is set firm and hard, apply the second coat. Bring it to straight and even surface with rod and darby (plasterers' tools) ready to receive the finishing coat.

SECTION 6. *Finish Coat:* (1) Trowel Finish shall be used where called for in specifications. It shall be of hard wall plaster thoroly gauged with perfectly slaked lime putty and troweled to a hard-polish surface. The finish coat shall be applied when the browning has dried.

(2) Sand Finish shall be used where called for in the specifications. It shall be unfibered wall plaster thoroly mixed with sharp sand run thru No. 12 screen in proportion floated with carpet floats to a true and even finish.

(3) Keene's cement finish shall be used where called for in specifications. It shall be Keene's cement and sand mixed in proper proportions with lime putty and troweled and marked as shown on drawings.

SECTION 7. *Exterior Plaster:* All exterior walls where shown shall be plastered with three coats of cement stucco on approved lath base applied over the wall-sheathing. This product shall be applied in strict accordance with the manufacturer's specifications. The finish coat shall be of color selected, and the texture shall be as selected.

SECTION 8. *Patching:* After all other mechanics have finished their work, point up and patch all broken plastering. Point up around trim and other set work and leave all in complete and perfect condition.

ARTICLE VII

Painting and Finishing

SECTION 1. *Character of the Work:* All finished surfaces shall be left smooth, even, and free from any defects. All brush work shall show even coatings free from brush marks. No paint shall be applied to wet or damp surfaces, or before undercoat is dry. All nail holes shall be puttied after priming, and each coat of paint or varnish on woodwork shall be sandpapered.

SECTION 2. *Prepared Paints:* All paints and stains shall be approved brands of prepared paint delivered to the building in original packages.

SECTION 3. *Colors:* All colors shall be selected by the owner and samples submitted before starting the work.

SECTION 4. *Preparation of Surfaces:* All rust, grease, and erection marks shall be removed from surfaces to be painted, and all woodwork shall be sandpapered before starting work.

SECTION 5. *Priming:* All millwork shall receive prime coat before or after installation. Exterior work shall be primed immediately after erection. When wood siding is used, seal ends before erection.

SECTION 6. *Sheet Metal Painting:* All sheet metal work, except copper, shall be painted with one heavy coat of lead and oil before erection and two coats of the same material after being set in place.

SECTION 7. *Exterior Painting:* All exterior woodwork shall receive not less than 3 coats of paint, including the prime coat, except wood shingles and half timber work, which may receive 2 coats of stain or penetrating oil. Prepared paints furnished by reliable manufacturers especially for this purpose, or white lead and oil, may be used.

Two-coat work may be used in lieu of the above, provided that the paint used is a prepared paint and is manufactured *especially for two-coat work.* The paint shall be applied according to manufacturer's instructions.

The prime coat shall be thinned to brushing consistency with turpentine or other thinner recommended by the manufacturer in the case of a prepared paint. The second coat and last coat shall be thinned with not more than 1 pint of recommended thinner to the gallon of paint.

Where lead and oil is used, the paint shall be composed of white lead and zinc oxide containing not more than 20 percent of silicates and tinting colors. The liquid portion shall be linseed oil containing not more than 15 percent drier and thinner.

Exterior porch floors and steps of wood, porch decks, and other horizontal surfaces subject to the weather shall be painted 3 coats of porch floor enamel, the first coat thinned with turpentine, and the second and third coats as delivered by the manufacturer.

SECTION 8. *Interior Painting:* Where called for on Room Finish Schedules, all surfaces shall be painted 2 or 3 coats as noted, the first coat in either case to be a sealer type of paint especially manufactured to stop suction. The finish coat shall be either of flat or semi-gloss prepared paint, used without thinning, as received from the manufacturer. When 3 coats are scheduled, the last coat shall be brush stippled to a uniform finish.

Where preservative and glazed work is scheduled, the glaze coat shall be of color directed, composed of the following materials: 1 part linseed oil, 3 parts turpentine, 2 parts whiting per gallon.

The preservative shall be composed of proper proportions of starch, buttermilk, and water.

Where enamelwork is scheduled, apply one coat of undercoater slightly reduced, one coat of undercoater without thinning, and 2 coats of enamel tinted as desired. The last coat shall have an eggshell finish.

SECTION 9. *Wood Finishes:* When stained and waxed finishes are specified, woodwork shall be filled with an approved paste filler, mixed evenly with oil stain, well rubbed in and allowed to set until the gloss leaves it. Then clean and sandpaper lightly. Apply one coat of white shellac and cover with approved floor wax as directed. When stained and varnished work is specified, fill, stain, and shellac as above, then apply one coat of heavy-body varnish, sand lightly with No. 00 sandpaper, and apply one coat of flat varnish. For work exposed to water or sunlight, apply an extra coat of varnish.

SECTION 10. *Tile Work:* The work done under this section shall include all tile flooring, base, and wainscot, as specified. Tiles shall be set on a concrete base, a mortar of 1 part Portland cement to 3 parts sand, and joints shall be filled with clear cement and woodwork cleaned.

Floors shall be of size selected, (1) glazed, or (2) unglazed tile recommended by the manufacturer.

Base and wainscot shall be of size selected in enameled tile in (1) bright or (2) mat finish. Cap and corning member if shown shall be of shape and color selected by owner.

SECTION 11. All window and door glass shall be (1) flat drawn, single strength, "A" quality, (2) double strength, "A" quality, or (3) ⅛" plate. All mirrors in doors or elsewhere shall be copper-baked plate glass. All glazing of steel sash shall be done with putty especially manufactured for the purpose and guaranteed accordingly.

ARTICLE VIII

Electric Wiring

Section 1. *Work Required:* The installation of all electrical work including equipment shall comply with all laws applying to electrical installations in effect in the local community, or with the regulations of the National Electrical Code in the absence of such laws, and with the regulations of the electric utility company.

After completion of the work, evidence shall be furnished showing compliance with such laws and regulations.

All materials used shall be new and shall conform to the standards established by the Underwriters' Laboratories, Inc.

Service: Wires from the outside service connection to the distribution panel shall be No. 8 gauge or larger.

Branch Circuits: Minimum wire size shall be No. 14 gauge. Where the distance from the distribution panel to the outlets is great, or where any outlet or series of outlets on a circuit is likely to cause an excessive load, No. 12 gauge wire or a size adequate for the load to be carried shall be installed.

All convenience outlets located in kitchen, pantry, breakfast room, dining-room, and laundry shall be wired with not smaller than No. 12 gauge wire.

Appliance Circuits: Where electric ranges, heaters, oil burners, stokers, or other "heavy duty" equipment is to be installed, wire shall be of adequate size for the load to be carried, with no reduction in size between the appliance and the distribution panel, and not less than as specified in the following table:

Table for Heavy-duty Appliances

Kind of Appliance	Number of Wires	Minimum Size of Wire
Range	3	No. 8
Heater	2	No. 10
Oil burner or stoker	2	No. 12
Other small motors	2	No. 12

Section 2. *Switches:* Switches shall be provided where shown, either single pole, three-way, or four-way as required.

Section 3. *Wall Receptacles:* All receptacles shall be of standard make, composition body, double T slot, flush duplex construction.

Section 4. *Plates:* All switches and wall receptacles shall be covered with stamped brass standard plate. When switches are grouped, furnish gang plates.

Section 5. *Panel Board, Cabinets, and So On:* Provide residence-type panel board with necessary lugs and plug-fuse connections mounted in a steel cabinet. Or, provide either in a central steel panel box or singly at convenient locations thruout the structure, fuseless automatic circuit breakers, one to each circuit to provide automatic breaking of the electric circuit when overloads occur. Provide all meter settings as required by local power companies with neatly finished board to receive meters.

Section 6. *Service Connections:* Bring in electric service from point designated by the local service company and provide main cut-off switch, mounted on slate base, in an approved steel cabinet.

Section 7. *Fixtures:* Install all fixtures, which will be provided by the owner.

Section 8. *Signal Systems:* Provide and install, if shown on plans, approved weatherproof push buttons at entrance doors, electric buzzers, transformer, and wiring required for the system.

ARTICLE IX

Heating

Section 1. The contractor shall furnish and install a complete heating system of the following type: (1) hot air, (2) hot water, (3) vapor, or (4) steam. The system shall be guaranteed to heat the building to a uniform temperature of 70 degrees F. at an outside temperature of........degrees below zero. (Insert here a description of heating unit, distribution system, thermostats, etc.):

____

____

____

____

____

____

ARTICLE X

Plumbing

Section 1. *Sewer and Waste Piping:* Furnish and install all drains and sewers with connections to city sewers. Drainage system within shall be lead, cast-iron or galvanized pipe. Exterior sanitary and storm sewers shall be first-class vitrified bell, spigot tile, joints well caulked, cemented.

Section 2. *Clean-outs:* Furnish and install clean-outs in the house-draining system at the end of each horizontal run, at each branch connection, and at the base of all vertical waste and drain pipe. Clean-outs shall be of same size as pipes they serve.

Section 3. *Vents:* Provide a complete system of vent risers, connecting into waste or sewer line. All soil pipe vents shall be carried thru roof with proper flashing.

Section 4. *Water-Supply System:* The water service from city main to basement shall be (1) copper tubing; (2) wrought-iron pipe; (3) cast-iron pipe or (4) lead pipe. All hot- and cold-water circulation piping shall be galvanized, wrought or steel, or brass pipe or copper tubing. Exposed pipe and fittings used in connection with fixtures shall be chromium-plated brass pipe.

Section 5. *Hot-Water Supply:* Furnish and install, as selected, hot-water heater with storage tank with capacity of not less than 30 gallons. For each additional bathroom this capacity shall be increased 10 gallons.

Section 6. *Gas Piping:* All gas piping shall be standard black steel pipe and nipples. Connection to be provided where directed.

All gas-fired house heaters and built-in units shall be connected to flues constructed of masonry or concrete with not less than 20-gauge corrosion-resisting sheet metal properly insulated with asbestos. Such flues shall extend thru the roof. Gas-burning hot-water heaters shall have vents which may connect into the house heating flue, provided the connection is below the breeching.

Section 7. *Fixtures:* Furnish and install all plumbing fixtures as indicated and selected by owner.

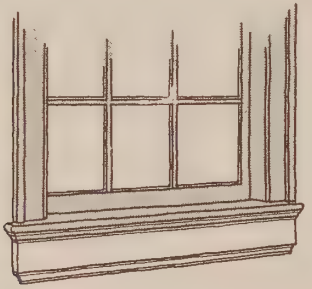
BUILDING TERMS EXPLAINED

To help you in visiting with architect, builder or lumberman, here are given the building and remodeling terms commonly used in the building profession and trades, with brief explanation and most common pronunciation

Abutment (uh-butt′-ment)—The solid part of a pier or wall serving as a support.

Aggregate (agg′-gre-get)—The mixture, as in concrete, of all the component materials.

Apron—A plain or moulded piece of finish placed below the stool of a window to cover the rough edge of the plastering.



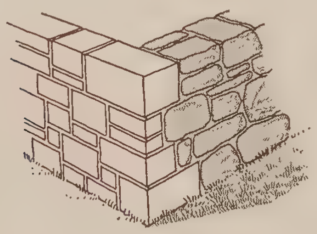
Arabesque (urr′-a-besk)—A species of ornament used for enriching flat surfaces. It may be either painted, inlaid in mosaic, or carved in low relief.

Arch—Construction of any material so arranged as to support itself by mutual pressure and also capable of sustaining any superincumbent weight.

Architrave (arr′-ki-trave)—The lowest division of the entablature.

Archivolt (arr′-ki-volt)—Mouldings on the face of an arch.

Ashlar (ash′-ler)—Hewn or squared stone as distinguished from that which is unhewn or rough as it comes from the quarry.



Astragel (as′-tra-gal)—A small semi-circular moulding or bead encircling a column below the capital. Also the moulded strip between double doors.

Backwater Valve—An automatic valve set in the sewer lateral to prevent sewage backing up into the cellar or plumbing fixtures during flood periods.

Balustrade (bal′-uss-trade)—A range of small balusters supporting a coping or cornice and forming a parapet or enclosure.

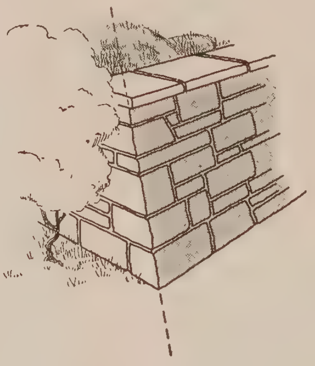
Baluster (bal′-uss-turr)—Small spindles or columns usually forming the main part of a railing.

Base—Also Baseboard. The board placed against the wall around a room next to the floor to finish properly between the floor and plaster.

Base Moulding—Placed immediately above the plinth of a wall, pillar, or pedestal.

Batten (batt′-n)—Small strips of boards used for various purposes such as over the joints of sheathing to keep out the weather.

Batter (batt′-ter)—A term applied to walls which slope inward; that is, which are smaller at the top than at the bottom. Embankment walls usually are battered. On the other hand, walls which lean forward, or toward the onlooker, are said to overhang.



Bay Window—Also BOW-window or COMPAS-windŏw. A window forming a bay or recess in a room and projecting outward from the wall, either in a rectangular, polygonal, or semi-circular form.

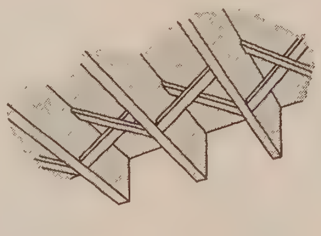
Beam—A term generally applied to the principal horizontal timbers of building, so placed as to support the load of the building. Beams may be of wood, steel, or other materials.

Brace—An inclined piece of timber used to form a triangle and thereby strengthen the framing.

Bracket—An ornamental projection from the face of a wall, generally used to support a shelf, etc.

Brick Veneer—Brick facing laid against frame or tile wall construction.

Bridging (bridge′-ing)—Small scantlings cut to proper length and nailed between floor joists and partition studs to stiffen the members.



Building Paper—Insulating paper applied between sheathing and the outer wall.

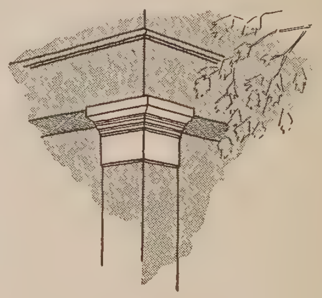
Butt-Joint—Where the ends of two pieces of timber or moulding butt together.

Buttress (butt-tress)—A projection from a wall to create additional strength and support.

Canopy—A projection over doors or windows to protect them from the weather.

Cap—The upper member of a column, pilaster, door cornice, moulding, etc.

Capital—The top ornamental feature of a column or pilaster.



Casement—A frame of either wood or metal enclosing part or all of a window, which can be opened by means of hinges affixed to its vertical edge.

Cement Blocks—Blocks in which the principal component materials are cement and gravel formed into shape under pressure.

Cinder Blocks—Same as cement blocks, except that the principal materials are cement and cinders.

Chimney Pot—A pipe of earthenware or metal set on top of the chimney to improve its appearance.

Conduit (konn′-ditt)—A channel built to convey water or other fluids; a drain or sewer. In electrical work, for carrying wires as a protection and for safety.

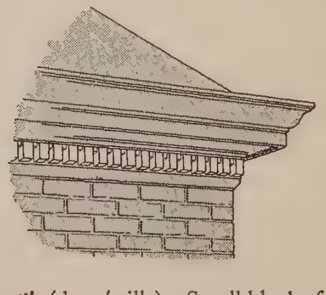
Coping (kope′-ing)—Also "capping." The covering course of a wall or roof, usually sloping on its upper surface to throw off water.

Cornice (korr′-niss)—The horizontal moulded projection encircling the top of a building, generally beneath the eaves of the roof.

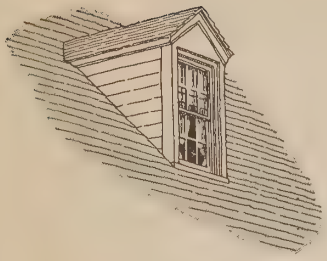
Course—A continuous range of stone or brick of uniform height in the wall of a building.

Cricket (krick′-ett)—A watershed formed with sheet metal behind a chimney or other roof projection.

Damp-Proofing—Mixing into the foundation walls or painting the outside or inside foundation walls with a waterproofing material to prevent water seepage from the outside.



Dentils (denn′-tills)—Small blocks forming an ornamental row in a cornice.



Dormer (dorr′-murr)—A window pierced thru a sloping roof and placed in a small gable which rises on the side of the roof.

Eaves—The lower part of the roof, hanging over the side walls.

Engaged Column—A vertical feature in the shape and form of a round column, only a portion of which projects from the walls and supports the entablature.

Entablature (en-tabb′-la-ture)—That part of a building faced with horizontal mouldings, extending lengthwise above a series of columns or pilasters and comprising the architrave, frieze, and cornice.

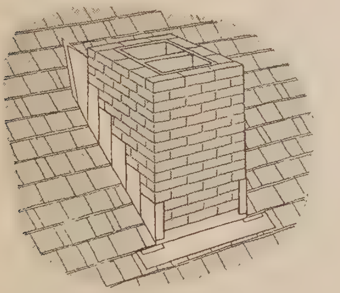
Facade (fa-sodd′)—The whole exterior side of a building that can be seen at one view; the principal front.

Fascia (fash′-i-a)—A broad fillet, band, or face, used sometimes by itself, but usually in combinations with mouldings.

Field Tile—Porous tile placed around the outside of the foundation to absorb excess water and prevent its seeping thru the foundation walls.

Filet (fill′-ett)—Also Felet. A small, flat face or band used principally between mouldings to separate them from each other.

Flagging—Cut stone, slate, or marble used either in walks or for interior floors.



Flashings—Strips of metal worked into the joints so as to prevent leaking in roof valleys and around chimneys, dormers, and so on.

Flat Arch—The top of an opening formed by bricks or other materials, the bottoms of which are set in a horizontal line.

Footing—A projecting course of stone, cement, or other material placed under the foundation to give added stability.

Framing—All the rough timberwork of a house as distinguished from the Finish.

Frieze (freeze)—The middle division of the entablature.

Furring (furr′-ring)—Thin strips of board nailed on to level a surface for lathing or boarding, or to form an air space.

Gable (gay′-bl)—The upper part of the end wall of a building conforming to the slope of the roof against which it abuts.

Gargoyle (garr′-goil)—Also Gurgoyle. A projecting spout used to throw water from the gutter of a building off the wall. Sometimes perfectly plain, but usually carved into figures of animals which, frequently, are of grotesque design.

Girder (gurr′-durr)—A main beam which sustains the joists of a floor when the distance between the walls renders it necessary to give them additional support.

Glazing—The placing of glass in the frames of window or French doors.

Grille (gril)—Literally, a grating of iron, but applied to open ironwork generally.

Grounds—Strips of wood nailed around door and window openings against which the plaster butts.

Gutter—Also Eaves-trough. A shallow channel or conduit set below and along the eaves of the house to catch and carry off rain water from the roof.

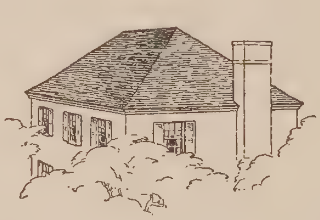
Hanging Stile—The stile of a door to which the hinges are affixed.

Hardware: Finish—All exposed hardware in a house, such as door hinges, locks, clothes hangers, and so on.

Hardware: Rough—All concealed hardware, such as nails, spikes, and so on, used in the construction of the house.

Header—The large beam into which the common joists are framed around openings for stairs, chimneys, and so on.

Headway—Also Headroom. Clear space of height under the arch or over a stairway.



Hip Roof—A roof which rises by equally inclined planes from all four sides of the building.

Hips—The external angles formed by the meeting of the sloping sides of a roof.

Insulation (in-su-lay′-shun)—Any material, which, placed in the walls or floors or under the roof, will make the house cooler in summer and warmer in winter.

Jamb (jam)—The side post or lining of a doorway, window, or other opening.

Jack Rafter—A short rafter fixed to the hips of a roof to give added support.

Joints—The interstices between the stones or bricks in masonry and brick work.

Joists—The horizontal timbers to which the boards of a floor or the laths of a ceiling are nailed. They rest on the outer walls or on girders.

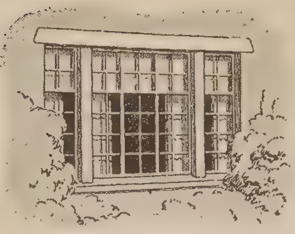
Keystone—The central stone at the top of an arch.

Lattice (latt′-is)—Any network formed by crossing strips of wood or metal.

Lavatory (lav′-a-tori)—A basin or bowl for washing the face and hands, usually placed in a bathroom.

Leader—A vertical metal pipe to carry off water from roof gutters.

Light—A division of space in a sash for single pane of glass; also a pane of glass.



Lintel—A horizontal piece over a door or window opening to give added support to the wall above. It may be of either wood or metal.

Louver (loo′-ver)—An opening with a series of horizontal slats to permit ventilation but exclude rain.

Marquetry (marr′-kett-tri)—A kind of mosaic or inlaid woodwork. Usually applied to flooring.

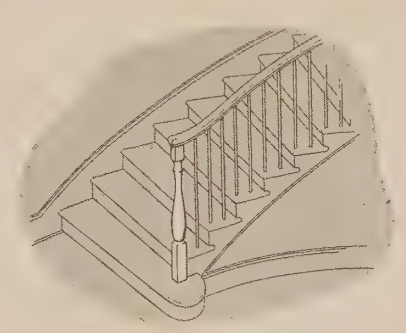
Miter (my′-ter)—Also Mitre. The joining of two pieces at an angle.

Molding—Also Moulding. A term applied to all the variations of outline or contour, whether projections or cavities, such as cornices, bases, door and window jambs and heads, etc.

Mosaic-Work (mo-zay′-ick)—Ornamental work formed by inlaying small pieces, usually in the form of cubes.

Mullion (mull′-yunn or mull′-ee-on)—The division between the lights of windows, screens, etc.

Muntins (munn′-tins)—Small divisions separating panes of glass in a window.



Newel (nu′-el)—The central column around which the steps of a circular staircase wind. Also, the upright posts at the bottom, on the landings and at the top of stairways, usually receiving the stair rail.

Nosing (noze′-ing)—The prominent edge of a moulding or drip. Often applied to the projecting moulding on the edge of a step.

Palladian Window (pal-lay′-di-an) Three adjoining windows, the central one having an arched head.

Panelboard—An upright board to which is fastened the fuse box controling the electrical system in the house.

Parapet (pare′-a-pet)—A low wall or similar barrier to protect the edge of a platform, roof, bridge, etc.

Pilaster (pill-last′-ter)—A vertical feature in the shape of a square column, but projecting only slightly from a wall, and supporting the entablature.

Panel—A distinct portion or section of a surface, as in a door. Usually sunk below the general surface immediately surrounding it.

Pediment (pedd′-i-ment)—The triangu-

BUILDING TERMS EXPLAINED

[*Begins on page 204*]

lar space forming the gable of a low-pitched roof, usually used as a decoration over doors, windows, etc.

Plate—A general term applied to practically all horizontal timbers which are laid upon walls, etc., to receive and support other timbers, especially the ends of rafters.

Plinth—The projecting course of stone or brick in a wall immediately above the surface of the ground.

Plinth Block—The lowest square member of the base of a column.

Purlins (purr′-linns)—Also Perlings. The horizontal pieces of timber which rest on the main rafters of a roof and support the common rafters.

Quoin (Koin)—The exterior angle of a building. Also, stones or other material laid successively above each other at the corners of a building.

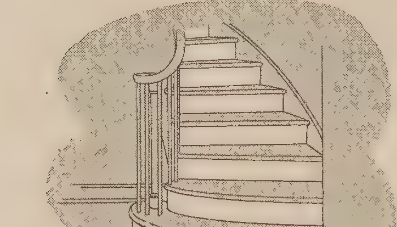
Rafters—The inclined timbers, forming the basic roof construction, which meet at an angle at the top and on which the laths or boards are nailed to carry the external roofing.

Rails—Horizontal pieces of timber in the framing between the panels of doors, wainscoting, etc.

Reveal (re-veel′)—The side of an opening for a window, doorway, etc., between the framework and the outer surface of the wall.

Ridge—The upper angle of a roof.

Ridge Board—Also Ridge-piece, or Ridge-pole. The highest horizontal timber in a roof to which the rafters are framed.



Riser (rye′-zer)—Also Raiser. The vertical surface of a stairway as distinguished from the horizontal surface, which is called a tread, or step.

Rubble (rubb′-ull)—Also Rubble-work or Rough-walling. Coarse walls constructed of rough stones, not large, but of great irregularity, both in size and in shape.

Scaffold—A temporary erection of timbers and planks for the use of workmen in building walls or erecting any work which they cannot otherwise reach.

Scantling (skant′-ling)—The term applied to any piece of timber under five inches square.

Scarf-Joint—A joint made by joining, bolting, welding or otherwise fastening together transversely two pieces of material so that they appear as one piece.

Scribing (skribb′-ing)—Fitting woodwork to an irregular surface.

Sheathing (sheeth′-ing)—The sub-siding, usually of rough lumber, to which is nailed the outer siding.

Shoe—The lowest member of a baseboard, set against the floor.

Sill of Headers—A series of bricks, laid with their ends exposed.

Sills—The horizontal pieces of timber, stone, etc., forming the bottoms of windows, doorways or other similar openings; also, the horizontal pieces of timber or plate at the bottom of wooden partitions; also the horizontal pieces of timber which support the studs of the superstructure.

Soffit—A ceiling or the lower horizontal face of anything, such as the underside of an arch, where the thickness is seen.

Soil Stack—The vertical pipe that receives the discharge from plumbing fixtures.

Soldier Course—A vertical course of bricks with edges exposed.

Spandrel (span′-drell)—The triangular spaces included between the arch of a doorway, etc., and a rectangle formed by the outer mouldings over it; also, the term applied to other similar spaces included between arches, etc., and the straight-sided figures surrounding them.

Stile—The upright piece in framing or paneling.

Stool—The flat piece, corresponding to the sill of a door, against which the window shuts.

Strut—Also Strutting-piece. In carpentry, any piece that keeps two other pieces apart; in contradistinction to a tie, which keeps two pieces together.

String Board—The board placed next to the well-hole in wooden stairs, holding the ends of the treads. The string piece is the board under the treads and risers, forming the support for the stairs.

Studs—Also Studding. The intermediate posts in partitions and walls, usually 2 by 4 inches in size.

Tail Trimmer—The trimmer next to the wall, into which the ends of joists are fastened to avoid flues.

Templet (tem′-plit)—Also Template. A pattern or mould used by workmen, especially by masons and bricklayers, as a guide for the shape of their work.

Transom (trann′-summ)—A horizontal mullion or cross-bar in a window.

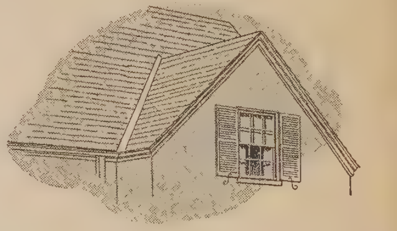
Trellis—A cross-barred lattice, usually used as a support for running plants.

Triglyph (try′-gliff)—Decorative blocks in the frieze of a Doric entablature.

Trimmers (trimm′-ers)—Double or triple joists or timbers for framing an opening. Support for headers.

Truss—The collection of timbers forming one of the principal supports in a roof, framed together so as to give mutual support to each other and to prevent sagging or distortion. Wooden partitions and other carpentry work frequently are strengthened with trusses.

Tympanum (timm′-pan-numm)—The recessed face of a pediment, usually triangular in shape.



Valley—The internal meeting point of roofs sloping at right angles to each other.

Vent—A pipe connecting with the soil stack, and supplying air to prevent siphonage or back pressure at plumbing fixtures.

Wainscot (wane′-skutt)—To line with boards or panels.

Water Table—also Dripstone, or Label, or Hoodmould, or Weather-moulding. A projecting table or moulding over doorways, windows, etc., to throw off the rain.

Weatherstrip—A narrow strip of wood or metal placed over crevices, as at doors or windows, to exclude rain, wind, etc.

BUILDING AND HOMEMAKING SERVICES

Below are given the titles of other *Better Homes & Gardens'* booklets and leaflets which you will find helpful in your homemaking, building, remodeling, and landscaping problems.

Better Homes & Gardens' Book of Bildcost Gardened Home Plans: 37 plans with pictures and descriptions..25c

Handbook for Home-Builders (72-page booklet). An excellent supplement to *New Ideas for Building Your Home*..............................25c

Floors, Walls, Ceilings (booklet). Detailed suggestions for harmonizing these three factors of a room; color schemes............................25c

Color in Your Home (booklet). Suggestions for creating color harmony in home-furnishings...25c

Furniture Arrangement and Balance (booklet). Diagrams and explanations show you how to place your furniture correctly...................25c

How to Set Up a Home Budget (leaflet B-J-1)..............................4c

How to Make Playground Equipment for Your Back Yard (leaflet B-G-55).....4c

New Ideas for Your Modern Kitchen (booklet). How to plan, remodel, equip, decorate, and arrange kitchens.......................................10c

My Better Homes & Gardens Household Inventory (booklet). Complete blank record for keeping intelligent inventory of all real and personal property, with instructions and many valuable homemaking suggestions.........5c

How to Waterproof Your Basement (leaflet BC-1). Diagrams and explanation of how to waterproof when building, or when water comes thru walls or floor .4c

Better Homes & Gardens Bride's Book. Gives details of wedding plans and customs, solves puzzling problems about equipping the new household..........25c

Outdoor Fireplaces (leaflet BJ-2). Twelve designs that do not require a big yard or a fat pocketbook to build...10c

How to Plant Your Home Grounds. Fifty-two pages of diagrams, pictures and explanations covering modern landscaping with hundreds of "how-to-do" tricks, fences, nooks, gardenhouses and gardens.........................25c

Write also for the free *Better Homes & Gardens'* official Home Service Bureau Directory (leaflet B-J-6) which lists scores of additional leaflets and booklets on home and garden problems—many "how to" publications—which have been prepared for your service by *Better Homes & Gardens* or manufacturers of equipment.

FOR EXTRA HELP—READ THIS LIST CAREFULLY

BETTER HOMES & GARDENS is pleased to recommend the advertisers listed below. They are ready to give you extra information about their products which you will use in building, remodeling, or furnishing your home.

OUR GUARANTEE TO YOU—When you purchase any article advertised in *Better Homes & Gardens*, whether you buy it from your retailer or from the advertiser direct, and it is not as represented in the advertisement, we will on receipt of your complaint make a thoro investigation. And we guarantee that your money will be returned or that satisfactory adjustment will be made if you mentioned *Better Homes & Gardens* when you purchased the article. We do not guarantee, however, accounts of bankrupts.

BUILDING

"Windows of Alcoa Aluminum"
Aluminum Company of America
(Alcoa Aluminum Windows)
1912 Gulf Building
Pittsburgh, Pa.

Free Booklet H-2
The American Brass Co.
(Screens of Anaconda Bronze)
Waterbury, Conn.

Free Book of Facts
Anchor Stove & Range Co.
(Anchor Kolstoker)
New Albany, Indiana

"Comfort and Beauty With Andersen Windows"
Andersen Corporation
(Complete Window Units)
BH 6, Bayport, Minnesota

Plan Book of 12 Low Cost Houses—50c
Arkansas Soft Pine Bureau
1127 Boyle Building
Little Rock, Ark.

Free Literature
Bennett Fireplace Co.
(Bennett Guaranteed Fireplaces)
1238 South St., Norwich, N. Y.

"Patterned Hardwood Floors for Distinctive Decoration and Lasting Beauty"
E. L. Bruce Co.
Box 397-S, Memphis, Tenn.

Literature and Termite Inspection—Free
E. L. Bruce Co.
Terminix Division-Box 397-0
Memphis, Tenn.

Free Booklet
The Brunswick-Balke-Collender Co.
(Brunswick Rubberceptor Shower Floor)
623 South Wabash Ave.
Chicago, Illinois

"A Guide to Better Homes"
The Philip Carey Co.
(Carey Building Products)
Lockland, Cincinnati, Ohio

Illustrated Bathroom Suggestions
W. A. Case & Son Mfg. Co.
(T/N One-Piece Water Closets)
Dept. B-108, 33 Main St.
Buffalo, N. Y.

"New Money-Saving Ideas for Home Builders"
The Celotex Corporation
BHG 5-38, 919 N. Michigan Ave.
Chicago, Ill.

Free Booklet
Chamberlin Metal Weather Strip Company
(Chamberlin Screens)
1270 LaBrosse Street
Detroit, Michigan

Color Samples—3c
Clopay Corporation
(Fabray Washable Window Shades)
1344 Exeter St., Cincinnati, Ohio

Free Catalog
Colonial Fireplace Company
(Mfrs. of Colonial Damper)
4628 W. Roosevelt Rd.
Chicago

"Family Planned Kitchens"
Crane Co.
BHG 3-38, 836 South Michigan Ave.
Chicago, Illinois

"Book on Blinds"
The Columbia Mills, Inc.
BH&G 6-38
225 Fifth Avenue, New York

"The Better Homes—Weather Stripped"
Chamberlin Metal Weather Strip Co.
(Chamberlin Weather Strip)
1278 LaBrosse St.
Detroit, Mich.

"Neuvogue for the Modern Bathroom"
Crane Co.
836 S. Michigan Ave.
Chicago, Ill.

Photographs of Creo-Dipt Homes
Creo-Dipt Co., Inc.
(Creo-Dipt Stained Wood Shingles)
Dept. 24, N. Tonawanda, N. Y.

Free Information on Curtis Kitchen Planning
Curtis Companies Service Bureau
Dept. BHG-8K, Clinton, Iowa

"Curtis Insulated Windows"
Curtis Companies Service Bureau
Dept. BHG-10, Clinton, Iowa

Sample Window Sets—99c each
Sample Door Sets $1.99 each
W. J. Dennis & Co.
(Dennis Bronze Weather Strips)
2110-20 West Lake St.,
Chicago

Home Owners' Catalogs
F. W. Dodge Corporation
BH&G-12-38, 119 West 40th St.
New York, N. Y.

The Dole Valve Company
(Dole Air & Vacuum Valves)
Chicago, Ill.

Free Information
Douglas Fir Plywood Assn.
(Douglas Fir Plywood)
Tacoma Bldg., Tacoma, Wash.

"It's Different"
The Eagle-Picher Lead Company
(Eagle Insulation)
Dept. BH 11, Temple Bar Building
Cincinnati, Ohio

Booklet
B. F. Elbert
(Elbert Fireplaces)
657 Harwood Dr., Des Moines, Iowa

Illustrated Book on Water Systems
Fairbanks, Morse & Co.
Dept. 267, 900 S. Wabash Ave.
Chicago, Illinois

"Automatic Heat Without Cost Penalty"
Fairbanks, Morse & Co.
Stoker Division, Dept. 210
600 South Michigan Avenue
Chicago, Illinois

"City Water For Country Homes"
Flint & Walling Mfg. Co.
(Hoosier Water Service)
332 Oak Street
Kendallville, Ind.

Free Illustrated Folder
Gardner Manufacturing Co.
(Gardner Automatic Humidifier)
1211 Barstow St.
Horicon, Wisconsin

Free Folder
General Electric Home Bureau
("New American" Home)
Dept. BHG
570 Lexington Avenue
New York

Free Booklet on Sunbeam Air Conditioning
The Fox Furnace Company
BH-2-38, Elyria, Ohio

Literature Regarding G-E Furnaces and Air Conditionings
General Electric Company
Air Conditioning Dept., Div. 4014
Bloomfield, N. J.

"Better Living"
General Insulating & Mfg. Co.
(Gimco Rock Wool House Insulation)
Dept. B, Alexandria, Indiana

Free Information
General Motors Sales Corporation
(The Delco Conditionair)
BHG-5, Delco-Frigidaire Conditioning Division
Dayton, Ohio

Free Book of Home Plans
Gordon-Van Tine Co.
1816 Case Street
Davenport, Iowa

Free Catalog
Edwin F. Guth Co.
(Guthfan Conditionaire)
2677-H Washington Blvd.
St. Louis, Mo.

Heatilator Fireplace Literature
Heatilator Company
720 E. Brighton Ave.
Syracuse, N. Y.

Free Information—on Holland Heating and Air Conditioning Systems
Holland Furnace Co.
Dept. BHG-10
Holland, Michigan

Free Folder
Homasote Company
(Homasote Insulating and Building Board)
Trenton, N. J.

Sterling Homes—25c
International Mill and Timber Co.
Dept. B28, Bay City, Mich.

Free Information
The International Nickel Company, Inc.
73 Wall Street
New York, N. Y.

Free Picture Folder
Iron Fireman
3044 W. 106th St.
Cleveland, Ohio

"Comfort That Pays For Itself"
Johns-Manville
(J-M Rock Wool Home Insulation)
Dept. BHG-12
22 East 40th St.
New York City

"The Home Idea Book"—10c
Johns-Manville
(Johns-Manville Building Materials)
Dept. BHG-11
22 East 40th Street
New York City

Literature on Request
Kenway Venetian Blind Co.
(Kenway Venetian Blinds)
41 Cherry St.
Galesburg, Illinois

"Kimsul-Year 'Round Insulation"
Kimberly-Clark Corporation
(Kimsul Insulation)
BHG-11, (Kimsul Division)
Neenah, Wisconsin

"Window Conditioning"
Libbey-Owens-Ford Glass Company
(Libbey-Owens-Ford Quality Glass)
BH&G-11-38, Toledo, Ohio

"Planned Plumbing"
Kohler Co.
Dept. 2-R-10
Kohler, Wisconsin

Free Book of Liberty Homes
Lewis Manufacturing Co.
Dept. 289
Bay City, Michigan

Free Information and Sample
Masonite Corporation
(Masonite Dubbiseal Sheathing)
Dept BH-4
111 West Washington Street
Chicago, Ill.

Free Information and Samples
Masonite Corporation
(Masonite Tempered Presdwood & Masonite Presdwood Temprtile)
Dept. BH-12
111 West Washington Street
Chicago, Ill.

Free Information and Samples
Masonite Corporation
(Genuine Masonite Products)
Dept. BH-11
111 West Washington Street
Chicago, Ill.

Free Catalog
Milwaukee Stamping Company
(Bathe-Rite Shower Cabinets)
812 S. 72nd St.,
Milwaukee, Wis.

Free Information
The F. E. Myers & Bro. Co.
(WS8-9) 321 Fourth Street
Ashland, Ohio

Free Booklet
Norman Shower Bath Co.
Nevada, Mo.

Free Book
Owens-Illinois Glass Company
Industrial and Structural Products Division
BH-3, Toledo, Ohio

Free Booklet—Superfex Heat-Directors and Radiating Heaters
Perfection Stove Company
7605-C Platt Ave.
Cleveland, O.

"Designed for Concrete"
Portland Cement Association
Dept. A8-9
33 West Grand Avenue
Chicago, Illinois

"Homeward Bound"
Red Cedar Shingle Bureau
Dept. A, Seattle, Wash.

Descriptive Folder—Free
The A. E. Rittenhouse Co., Inc.
(Rittenhouse Electric Door-Chime)
Dept. 25
Honeoye Falls, N. Y.

Free Literature
Rolscreen Co.
(Pella Venetian Blinds)
Dept. 548, Pella, Iowa

"The Lifetime Window Screen"
Rolscreen Co.
(Pella Rolscreens)
Dept. 558, Pella, Iowa

"Home Hints"
The RUBEROID Co.
B. H. G.-2, 500 Fifth Ave.
New York, N. Y.

Rutland Fire Clay Co.
(Rutland Patching Plaster)
Curtis Avenue, Rutland, Vt.

Free Literature and Prices
Specialty Mfg. Co.
(Minnehaha Humidifier)
St. Paul, Minn.

Free Booklet
Savo Mfg. Co.
(Savo Air Moisteners)
Dept. N, 1400 Mdse. Mart
Chicago

"Safe Sewage Disposal"—Free Book
San-Equip Inc.
(San-Equip Master Tank)
524 E. Brighton Ave.
Syracuse, N. Y.

Free Catalog Folder and Prices
Stover Water Softener Co.
(Stover Water Softeners)
Dept. B. H., St. Charles, Ill.

Free Information
Superior Fireplace Co.
1046 S. Olive St.
Los Angeles, California

Warren Shade Company, Inc.
(Warren's Porch Shades)
2905–2915 East Hennepin Ave.
Minneapolis, Minn.

"Western Pines Camera Views for Home Builders"
Western Pine Association
Dept. 57-G, Yeon Building
Portland, Oregon

"Decorators' Color Schemes"—25c
The Window Shade Institute
60 East 42nd St.
New York City

Free Illustrated Booklet
Wood Conversion Company
(Nu-Wood the Insulating Interior Finish)
Room 112–11, First National Bank Building
St. Paul, Minnesota

Free Information
Wood Conversion Company
(Balsam-Wool Sealed Insulation)
Room 112–10, First National Bank Bldg.
St. Paul, Minnesota

PAINTS & WALL COVERINGS

Aluminum Paint Literature
Aluminum Company of America
2118 Gulf Building
Pittsburgh, Penn.

Free Booklet
Boston Varnish Company
Dept. 833, Everett Station
Boston, Mass.

"The Little White Book"
Samuel Cabot, Inc.
(Cabot's Double-White and Gloss Collopakes)
1214 Oliver Building
Boston, Mass.

"Stained Houses"
Samuel Cabot, Inc.
(Cabot's Creosote Shingle Stains)
1213 Oliver Bldg.
Boston, Mass.

Free Samples of Duray
Clopay Corporation
(Duray Washable Wallpapers)
1300 Exeter Street
Cincinnati, Ohio

Free Illustrated Book
Devoe & Raynolds Co., Inc.
4-BH, 1 West 47th St.
New York, N. Y.

"The Romance of Modern Decoration"—10c
Free Samples
Imperial Paper and Color Corporation
(Imperial Washable Wallpapers)
Jean McLain
Dept. B-31
Glens Falls, New York

Wall-Tex Portfolio and Wall-Tex Swatches
Columbus Coated Fabrics Corporation
Dept. B118, Columbus, Ohio

Free Sample and Folder
The Meyercord Co.
Department 142
5323 W. Lake St.
Chicago, Ill.

Free Chart—Color Cards
National Chemical & Mfg. Co.
(Luminall Paint)
3617 S. May Street
Chicago, Illinois

"So You're Going to Paint"
National Lead Company
Dept. 297
111 Broadway, New York

Free Decorating Advice
Pittsburgh Plate Glass Company
Studio of Creative Design
Paint Division
Pittsburgh, Pennsylvania

Pratt & Lambert-Inc.
("61" Quick Drying Floor Varnish)
57 Tonawanda Street
Buffalo, N. Y.

"Time-Tested Laboratories"
11001 Madison Ave.
Cleveland, Ohio

FURNISHINGS & FLOOR COVERINGS

"Bigelow's Folio of Room Recipes"—10c
Bigelow Weavers
Dept. 48B
140 Madison Ave., New York

Cannon Mills
(Cannon Sheets)
70 Worth St.
New York City

Cannon Mills
(Cannon Towels)
70 Worth St.
New York City

The Chatham Mfg. Co.
(Chatham Blankets)
57 Worth St., N. Y. C.

"Booklet F"—Free Sample
Clinton Carpet Co.
Merchandise Mart, Chicago

"Match Your Rooms to Your Personality"—10c
Congoleum-Nairn Inc.
(Adhesive Sealex Linoleum)
Box 24, Kearny, New Jersey

"So You Want to Furnish With Fine Reproductions"—10c
Drexel Furniture Co.
Dept. B. H. G.
Drexel, North Carolina

"Old Colony Furniture by Heywood-Wakefield"—10c
Heywood-Wakefield Co.
Dept B-11
Gardner, Massachusetts

Hoosier Kitchens of the Hour—Free Book
Hoosier Manufacturing Co.
638 Bart Street
Newcastle, Indiana

Home Furnishing Booklet—Free
Howell
(Chromsteel Furniture)
St. Charles, Illinois

New De Luxe Booklet—10c
Imperial Furniture Company
Department B-12
Grand Rapids, Michigan

Modern Homemakers Drapery Book—Samples—Free
Itasca Weavers Guild
Dept H1, Itasca, Texas

"Charm That Endures"
S. Karpen & Bros.
(Karpen Furniture & Mattresses)
BHG-10, Chicago, Illinois

"How to Enjoy ⅓ of Your Life"
Kenwood Mills
Dept. X-6
Empire State Bldg.
New York, N. Y.

Free Booklet
Kroehler Mfg. Co.
666 Lake Shore Drive
Chicago

"Window Wisdom"—10c
Louisville Textiles, Inc.
Dept. K
Louisville, Kentucky

Free Folder
Peter Klerner Furniture Corp.
150 Main St.
New Albany, Ind.

"Planning Your New Kitchen"
Kitchen Maid Corp.
(Kitchen Maid Kitchen Cabinetry)
209 Snowden St.
Andrews, Ind.

"Magic Beauty"
E. L. Mansure Co.
(Mansure Trimmings)
1607 Indiana Ave.
Chicago

Beautiful New Rugs From Old
Olson Rug Co.
Dept. E-43, 2800 N. Crawford Ave.
Chicago, Ill.

Ferneries $2.98—Rubber Floor Mat—Free
Parkersburg Iron & Steel Co
(Fernery)
Parkersburg, W. Va.

"The Wear, Tear, and Care of Sheets"
Pepperell Manufacturing Co.
(Pepperell Fabrics)
162 State St., Boston, Mass.

Pequot Mills
(Pequot Sheets and Pillow Cases)
Salem, Massachusetts

Radio Corporation of America
(RCA Victrola)
Camden, N. J.

"Lurelle Guild's Blue Book of Interior Decoration"—10c
Scranton Lace Company
(Scranton Lace Net Curtains)
207 Glen Street
Scranton, Pa.

Simmons Company
(Simmons Beautyrest Mattress)
Merchandise Mart
Chicago, Illinois

"New Fashions for You and Your Home"
Singer Sewing Machine Company
149 Broadway
New York City

Pictures and Descriptions
Sleeper, Inc.
(Perfect Sleeper Mattress)
American Furniture Mart
Chicago

"A Guide to Rug Buying"
W. & J. Sloane Wholesale
Alexander Smith Division
BHG11A, 295 Fifth Avenue
New York

"Getting the Most Out of Your Sleep"
Spring-Air
Holland, Michigan

"How to Choose a Radio"
Stromberg-Carlson Telephone Mfg. Co.
187 Carlson Road
Rochester, N. Y.

Free Illustrated Booklet
Virginia House Maple
Dept. 101
Marion, Virginia

Wellington Sears Co.
(Martex Monarch Towels)
65 Worth St., N. Y.

Wellington Sears Co.
(Martex Dry-Me-Dry Dish Towels)
65 Worth St., N. Y.

"The Golden Age of Graciousness"—15c
The Williamsburg Galleries
10-D Park Ave.
New York City

Free Booklet
Winter & Company
(Pianos)
Dept. K-118
849 East 141st Street
New York, N. Y.

HOUSEHOLD SUPPLIES

The A. S. Boyle Company
(Plastic Wood)
257 Cornelison Ave.
Jersey City, N. J.

1938 Casco Gluing Guide—Free
Casein Company of America
Dept. A-1238
350 Madison Avenue
New York, N. Y.

E. I. Du Pont de Nemours & Co., Inc.
(Du Pont Sponge)
Wilmington, Delaware

"Luxury Lighting at Low Cost"
General Electric Co.
(G-E Mazda Lamps)
Dept. 166-BH
Nela Park, Cleveland, Ohio

S. C. Johnson & Son, Inc.
(Johnson's Wax)
Racine, Wis.

O-Cedar Corp.
(O-Cedar Polish, Mops, Wax)
4501 So. Western Blvd.
Chicago, Ill.

Free Sample—Dic-A-Doo
The Patent Cereals Co.
Dept. C-15
Geneva, N. Y.

Russia Cement Company
(LePage's Liquid Glue)
Gloucester, Mass.

Waxoff Carton—10c
Double X Trial Carton—10c
Schalk's Crack Filler Carton—10c
Savabrush Carton—10c
Schalk Chemical Co.
(Waxoff, Double X, Savabrush, and Crack Filler)
350 East 2nd St.
Los Angeles

"Light in the Home"
Westinghouse Lamp Company
Dept. BH-12, 150 Broadway
New York, N. Y.

HOME EQUIPMENT

Trial Offer
The Akron Lamp Co.
(New Radiant Heater)
1370 High Street
Akron, Ohio

Aluminum Cooking Utensil Co.
("Wear-Ever" Aluminum Cooking Utensils)
New Kensington, Pennsylvania

"Planning the World's Easiest-to-Keep House"
American Gas Association
B-45, Dept. A
420 Lexington Avenue
New York

"Should Husbands Keep House?"
The American Rolling Mill Co.
(Armco Stainless Steel)
781 Curtis Street
Middletown, Ohio

Free Booklet
American Stove Company
Dept. K, 231 Chouteau Ave.
St. Louis, Mo.

Artmoore Co., Inc.
(New Art Cleaner)
Dept. 81, 108 N. Water St.
Milwaukee, Wis.

"Escape From Washday"
Bendix Home Appliances, Inc.
(Bendix Home Laundry)
Dept. B. H.
South Bend, Indiana

Bissell—The Really Better Sweeper
Bissell Carpet Sweeper Co.
210 Erie, N. W.
Grand Rapids, Mich.

Borg-Warner Corporation
Norge Division
606-670 East Woodbridge St.
Detroit, Michigan

Cataract-Sharpe Mfg. Company
(Rock Sharpe Crystal)
Buffalo, N. Y.

Chicago Flexible Shaft Company
(Sunbeam Mixmaster)
(Sunbeam Coffeemaster)
(Sunbeam Silent Automatic Toaster)
5602 Roosevelt Rd.
Chicago, Ill.

Illustrated Folder B-438—Free
Clay Equipment Corporation
(Sunshine Clothes Drier)
Cedar Falls, Ia.

Free Folder
The Duncan & Miller Glass Company
BH-11, Washington, Pa.

Faucet-Queen Co.
(Faucet-Queen)
Chicago, Illinois

Hotpoints' New Book of Electric Kitchens
Edison General Electric Applicance Co., Inc.
(Hotpoint Electric Kitchen Equip.)
5723 W. Taylor Street
Chicago

"How To Save $100 on Your Next Refrigerator"
The Coolerator Co.
(Coolerator Air Conditioned Refrigerator)
Duluth, Minnesota

"Let's Look at Stoves"
Florence Stove Co.
Dept. B-4, Gardner, Mass.

"Hours of Leisure"
G-E Co.
(General Electric Small Appliances)
Sec. E-883
Bridgeport, Conn.

General Electric Co.
(G-E Refrigerators)
Specialty Appliance Division
Nela Park, Cleveland, Ohio

General Motors Sales Corporation
Frigidaire Division
Dayton, O.

Silver Sent on Approval
Julius Goodman & Son, Inc.
41 South Main Street
Memphis, Tennessee

"Smooth Sailing in the Kitchen"
Hobart Mfg. Co.
(Electrical Household Appliances)
KitchenAid Div.
405 Penn Ave., Troy, Ohio

The Hoover Co.
(Hoover Cleaning Ensembles)
8 So. Michigan Ave.
Chicago, Ill.

"Light Condition Your Home"
I. E. S. Better Sight Lamp Makers
(I. E. S. Better Sight Lamps)
2114 Keith Building
Cleveland, Ohio

Free Catalog
The Kalamazoo Stove & Furnace Company
81 Rochester Avenue
Kalamazoo, Michigan

Free Recipes and Instructions
Kerr Mason Jar Co.
121 Title Insurance Bldg.
Los Angeles, Calif.

Knapp-Monarch Co.
(Electric Grill)
St. Louis, U. S. A.

Knapp-Monarch Co.
(K-M Fans)
St. Louis, U. S. A.

"The Party's On"
McGraw Electric Company
(Toastmaster Toaster)
(Toastmaster Waffle Baker)
Toastmaster Products Division
Elgin, Ill.

"Designed for Giving"
Manning-Bowman
(Appliances)
Meriden, Conn.

Maytag Company
(Maytag Washer)
Newton, Iowa

Meets-A-Need Mfg. Co.
(Sift-Chine)
3038 Utah Street
Seattle, Washington

"Meals Go Modern—Electrically"—10c
The Modern Kitchen Bureau
420 Lexington Avenue
New York, N. Y.

Free Details
National Association of Ice Industries
(Air-Conditioned Refrigerators)
228 N. La Salle St.
Chicago, Ill.

"Table Charm From Dawn to Dusk"—10c
Oneida, Ltd.
(Heirloom Plate)
Oneida, New York

Free Information
Servel, Inc.
(Servel Electrolux Gas Refrigerator)
Servel Electrolux Sales Division
Evansville, Ind.

Descriptive Folder B-11
Onondaga Pottery Co.
(Syracuse China)
Syracuse, N. Y.

Free Booklets—
Perfection High-Power Oil Stoves
Superfex Oil Burning Refrigerators
Perfection Stove Co.
7902-B Platt Ave.
Cleveland, Ohio

"Enduro in the Home"
Republic Steel Corp.
(Enduro Stainless Steel)
Dept. 25, Republic Bldg.
Cleveland, O.

"Around the Clock With Modern Gas Cookery"
The Geo. D. Roper Corp.
(Roper Gas Range)
Rockford, Illinois

The Silex Co.
(Silex Glass Coffee Maker)
Dept. 41, Hartford, Conn.

Free Illustrated Folder
Tappan Stove Company
Dept. B, Mansfield, Ohio

Free Booklet
Vernon Kilns
(Vernon Pottery)
2304 E. 52nd St.
Los Angeles, Calif.

Free Literature
Westinghouse Electric and Mfg. Co.
(Range)
Dept. 829, Mansfield, Ohio

Wheeling Corrugating Company
(Wheeling Metalware)
Wheeling, W. Va.

Kitchen Planning Booklet
Whitehead Metal Products Company, Inc.
303 West 10th St.
New York, N. Y.

MISCELLANY

American Telephone & Telegraph Co.
195 Broadway
New York City

Postpaid $2.00
Best Sales Service
(Glass Mail Box)
217 Film Bldg.
Cleveland, Ohio

Free Catalog
The Brown Fence & Wire Co.
Dept. 335-B, 355-F
Cleveland, Ohio

1938 Folder
Cincinnati Iron Fence Co., Inc.
Dept. C, Cincinnati, Ohio

"Your Fence—How to Choose It—How to Use It"
Cyclone Fence Co.
Dept. 138, Waukegan, Ill.

Free Catalog
Interlocking Fence Co.
Box 481, Morton, Illinois

Justrite Push Clips—10c
Justrite Mfg. Co.
2073 Southport Ave.
Chicago

Free Catalog
Kitselman Brothers
(Kitselman Lawn Fence)
Dept. 98
Muncie, Indiana

Free Catalog
Knape & Vogt Manufacturing Company
Dept. B-11
Grand Rapids, Mich.

Free Booklet—On Home Decoration
Moore Push-Pin Company
101 Berkley St.
Philadelphia, Pa.

Free Information
Pittsburgh Steel Company
(Pittsburgh Lawn Fence)
1652 Grant Bldg.
Pittsburgh, Pa.

Free Circular
Rex Co.
(Cape Cod Picket Fence)
716 Columbus Ave.
Boston, Mass.

"The Mountain Mist Blue Book of Quilts for 1938"—10c
Stearns & Foster
(Mountain Mist Quilt Cotton)
Dept. R-73
Lockland, Cincinnati, Ohio

Here's Expert Advice!

FROM attic to cellar, from front gate to back wall—these are the boundaries of *Better Homes & Gardens.* Is your world that big, too? Why not let us help you with your problems? Read this list of *Better Homes & Gardens* extra editorial services, and order the leaflets or booklets which answer your questions. If you can't find any that cover your problem, write us! We need only the slightest encouragement (otherwise known as a letter) to induce us to break down and tell all! Write today! Order these leaflets and booklets now!

BETTER HOMES & GARDENS TELL-U-HOW BUREAU

HOME BUILDING AND FINANCE

b j 2 LITTLE BOOK OF OUTDOOR FIREPLACES. Your yard needn't be large nor your pocketbook fat to build any of these outdoor fireplaces. 12 designs 10c

MY BETTER HOMES & GARDENS HOUSEHOLD INVENTORY. To aid you in your household budget calculations; to prove your loss promptly and beyond question, in case of fire or burglary. Easily worth hundreds of dollars to you 5c

THE BETTER HOMES & GARDENS HANDBOOK FOR HOME BUILDERS. A 72-page book filled with valuable, practical suggestions for the new-home builder 25c

NEW IDEAS FOR YOUR MODERN KITCHEN. How to plan, remodel, equip, decorate, and arrange kitchens 10c

b h 7 HOW TO APPLY ANTIQUE FINISH 4c

HOME FURNISHINGS

COLOR IN YOUR HOME. Suggestions for creating color harmony in home furnishings 25c

FLOORS, WALLS, AND CEILINGS. Detailed suggestions for harmonizing these three factors of a room . 25c

WELL-DRESSED WINDOWS. How to choose colors and materials for curtains and draperies 25c

FURNITURE ARRANGEMENT AND BALANCE. Diagrams to show you how to place your furniture correctly 25c

h i 3 SLIP COVERS AND UPHOLSTERY 6c

b i 1 HOW TO MAKE PARCHMENT SHADES 4c

b i 2 HOW TO MAKE AND DECORATE CORNICE BOARDS 4c

HOME MANAGEMENT

2617 COOKING WITH ELECTRICITY 4c

2618 COOKING WITH GAS 4c

b f 6 GUIDE FOR PURCHASING EQUIPMENT 4c

2810 THIS IS THE WAY WE WASH OUR CLOTHES . . 4c

GARDENS

b j 4 HOW TO CONDUCT A CITY BEAUTIFUL CAMPAIGN 4c

b g 16 LANDSCAPING THE SCHOOL GROUNDS 4c

b g 46 NATIVE SHRUBS FOR NATURAL EFFECTS 4c

b g 65 NEWER AND BETTER ROSES 4c

b g 74 BEST GROUND COVERS FOR EVERY USE 4c

b g 87 TREES IN WINTER 4c

b g 94 STRAWBERRIES—HOW TO GROW THEM 4c

b g 59 CULTURE OF CURRANTS AND GOOSEBERRIES . . . 4c

b g 28 THE ALL-AMERICAN GARDEN 4c

b g 15 THE PALMS OF FLORIDA 4c

b g 32 GRASSES THAT MAKE GOOD LAWNS 4c

b g 42 FIRST AID FOR SHADE TREES 4c

b g 43 JUDGING THE HOME GROUNDS 4c

b a 19 A NEW KIND OF YARD AND GARDEN CONTEST . 4c

b g 57 GARDEN GAMES, PUZZLES AND CHARADES . . 4c

BETTER HOMES & GARDENS

Address all orders to Home Building Dept., Des Moines, Iowa

NEW 52-Page Picture Book

See how to
PLANT YOUR HOME GROUNDS

Get This Book Before You Landscape Your Home Grounds

THEORY is all very well, but for downright helpfulness in landscaping, there's nothing like photographs of gardens and home grounds that have made good. That's *Better Homes & Gardens*' first principle.

"See How to Plant Your Home Grounds," a new *Better Homes & Gardens* book, covers modern landscaping for your needs thoroly—and it knows you can better digest words of wisdom with illustrative accompaniment.

Here's a brief taste of what you get in this big 52-page picture book: Appropriate plantings that invite you in, pictures of informal gardens, sketches of formal gardens, suggestions for garden nooks, new ideas for the outdoor living-room, practical how-to-do tricks of the landscape architect, how to grade lawns and terraces, how to build a proper rock garden and lily pool, successful evergreens, attractive fences and gates, intriguing gardenhouses, useful outdoor fireplaces, plus 22 common landscaping errors, which warn you what *not* to do!

Whether you are planning a new yard or just doing things to an old one, this book will help you. Order your copy today! Price, only 25 cents

CLO
Refrig.
Tubs.
LAYOUT
Pine Sheathing
A
A
8'-0"
5½"
4½"
5"
3'-4"
4"
2'5"
Cement Facing
Sheathing
6"
MANTEL DETAIL
SCALE ½" = 1'-0"
8'-6"
11'-0"
7'-10"
13'-8"
20'-0"
F.S.D. AT "A-A"
CLO
②
④
①
PORCH
Cement Floor 4" thick
DN
3'-8"
10'-2"
③
4" CONC FLOOR
GARAGE
Pitch Concrete Floor
4'-0"
6'-4"
⑤
SHED
⑥
Concrete Apron
AREA
⑤
AREA
⑤
SET TUBS
8" Concrete
①
HEATER RM
Heater
HEATER
LAUNDRY

New Ideas For BUILDING YOUR HOME

BETTER HOMES & GARDENS BOOK OF SELECTED HOME PLANS...1939 EDITION